



Wylie City Council

NOTICE OF MEETING

Regular Meeting Agenda

February 22, 2011 – 6:00 pm

Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building #100

Eric Hogue	Mayor
M. G. "Red" Byboth	Mayor Pro Tem
David Goss	Place 1
Kathy Spillyards	Place 3
Bennie Jones	Place 4
Rick White	Place 5
Carter Porter	Place 6

Mindy Manson	City Manager
Richard Abernathy	City Attorney
Carole Ehrlich	City Secretary

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: www.wylietexas.gov within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: www.wylietexas.gov.

The Mayor and City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972-516-6020.

CALL TO ORDER

Announce the presence of a Quorum.

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATION

- Milestone Employee Anniversaries for Chris Taylor, Ernest Mendez & Kevin England.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Council regarding an item that is not listed on the Agenda. Residents must provide their name and address. Council requests that comments be limited to three (3) minutes. In addition, Council is not allowed to converse, deliberate or takes action on any matter presented during citizen participation.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. **Consider, and act upon, approval of the Minutes of the February 8, 2011 Regular Meeting of the Wylie City Council.** *(C. Ehrlich, City Secretary)*
- B. **Consider, and act upon, approval of the Minutes of the February 12, 2011 Special Called Council Retreat.** *(C. Ehrlich, City Secretary)*
- C. **Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Reports as of January 31, 2011.** *(L. Bantz, Finance Director)*
- D. **Consider, and place on file, the City of Wylie Monthly Investment Report for January 31, 2011.** *(L. Bantz, Finance Director)*
- E. **Consider, and act upon, approval of a Final Plat creating four (4) lots on 260.08 acres, generally located north of FM 544, south of FM 3412 (Brown Street), and east and west of FM 1378 (Country Club Drive).** *(R. Ollie, Planning Director)*

REGULAR AGENDA**General Business****Tabled from 02-08-2011:**

Motion to remove from table and consider:

- 1. **Consider, and act upon, Ordinance No. 2011-04 amending Exhibit "A" of Ordinance No. 2009-12 (Consolidated Fee Ordinance), Section I, Subsection B (Water Rates) and Subsection C (Sewage Collection and Treatment Rates).** *(C. Holsted, City Engineer)*

Executive Summary

On December 14, 2010 Council held a work session to discuss the water and sewer rate study prepared by McLain Decision Support Systems. The study incorporated the water and sewer capital improvements plan (CIP), outstanding debt service, the proposed wholesale water rate increases from the North Texas Municipal Water District, the transfer to the general fund, and the expansion of the Public Works Service Center.

Presentations:

Presentation by the firms of Land Design Partners-DFW, Inc. and Teague Nall and Perkins, Inc. for professional services related to the Neighborhood Parks Master Plan and Trails Master Plan. *(M. Sferra, Public Services Director)*

- 2. **Consider, and act upon, ranking the finalist design firms and authorizing the City Manager to negotiate a contract beginning with the top-ranked firm(s) for the Neighborhood Parks Master Plan and Trails Master Plan.** *(M. Sferra, Public Services Director)*

Executive Summary

Staff is requesting council to rank the design firm finalists in the order of preference. Should the City Council select a design firm for each project, then the City Manager will initiate negotiations relative to scope, services, fee and payment schedules with the top-ranked firm. If a tentative agreement is reached,

then the City Manager will return with a contract for City Council consideration and possible action. If a tentative agreement cannot be reached with the top ranked firm, then negotiations will begin with the second ranked firm, until a tentative agreement can be reached and a contract can be brought to the City Council.

Public Hearing

3. **Hold a Public Hearing and consider, and act upon, an amendment to PD 2000-22B & Concept Plan of the Estates of Creekside to decrease the front yard setback with the purpose of increasing the width of the main collector road into the subdivision and to delete 0.9 acres of ETJ land included in current PD, generally located south of Parker Road and approximately ½ mile west of Country Club Road. ZC 2011-02 (R. Ollie, Planning Director)**

Executive Summary

The subject tract was part of a Planned Development approved on March 27, 2001 in order to develop a master planned residential community. A Preliminary Plat has since expired and will be resubmitted in the near future pending approval of the subject PD Amendment. The intent of the amendment is to increase the main north/south route to a collector street and to add alleys to prevent any direct driveway access onto the collector. With these proposed additions, the applicant cannot meet the language of PD 2000-22B that requires all garages to be side-loaded and a minimum front yard setback of 30 feet for Tract A lots and 35 feet for Tract B lots. The owner/applicant is requesting that the front yard minimum setback be reduced to 25' for Tract A lots, and 30' for Tract B lots. The requested reduction is in conformance with the current SF-10/24 zoning district front building line of 25'.

4. **Hold a Public Hearing and consider, and act upon, an amendment to Sections 2.09 & 2.10 of Ordinance 98-15 & Concept Plan of the Woodbridge Subdivision to increase the minimum dwelling size from 1,600 s.f. to 1,800 s.f. and to allow a minimum lot size of 5,500 s.f. ZC 2011-01 (R. Ollie, Planning Director)**

Executive Summary

The subject property is part of the larger mixed use Woodbridge Planned Development (PD 98-15), which consists of single-family residential of varying densities, multifamily residential, a golf course, parks, commercial, a school site, and common open spaces. The entire Planned Development is 921 acres in size, of which approximately 409 acres and 1,650 single-family lots of the PD are located within the Sachse city limits. The portion of the PD located within the Wylie city limits is approximately 512 acres in size and includes a golf course, a school site, common and public open spaces, and approximately 980 single-family residential lots (SF-5.5, SF-7.2 and SF-8.4). The intent of the subject amendment is to allow for a minimum lot size of 5,500 sq. ft. in order to provide for an increase in the minimum dwelling size from 1,600 s.f. to 1,800 s.f. on the remaining 24.381 acres. The subject tract is south of Woodbridge Phases 10D & 9, and located both within Dallas & Collin Counties. The main entrance is from Creek Crossing Lane, which intersects with Sachse Road.

5. **Consider, and act upon, Ordinance No. 2011-05; amending Ordinance No. 2009-12 (consolidated fees and charges/fee schedule ordinance). Exhibit "A";, Section VIII(A)(Library Fees); Amending fax fees and interlibrary loan request fees; Adopting meeting room fees, providing for repealing, savings and severability clauses; providing for an effective date of this ordinance; and providing for the publication of the caption of this Ordinance. (R. Orozco, Library Director)**

Executive Summary

The Library Board approved a meeting room policy for the new library. At the 800 Thomas Street location, the library had one room for public use. It was offered free of charge. In the new library, the Library Board recommends the discussed changes for review.

READING OF ORDINANCES

Title and caption approved by Council as required by Wylie City Charter, Article III, Section 13-D.

WORK SESSION

- **Discussion regarding Concealed Handgun License Policy for the Wylie Municipal Complex and Wylie Government Meetings.** (*J. Butters, Assistant City Manager*)
- **Discussion planning for new Municipal Complex Grand Opening.** (*J. Butters, Assistant City Manager*)

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on this 18th day of February, 2011 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: www.wylietexas.gov.

Carole Ehrlich, City Secretary

Date Notice Removed



Wylie City Council

AGENDA REPORT

Meeting Date: February 22, 2011
Department: Human Resources
Prepared By: Lynn Fagerstrom
Date Prepared: January 26, 2011

Item Number: _____
Presentation
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: _____

Subject

Recognition of employees celebrating milestone years of service to the City of Wylie.

Recommendation

N/A

Discussion

Three employees are celebrating milestone years of service anniversaries with the City of Wylie:

Officer Chris Taylor, School Resource Office at Wylie High School – 10 years – January 8, 2001

Ernest Mendez, Parks Crew leader – 15 years – February 19, 1996

Kevin England, Streets Crew leader – 10 years – March 19, 2001

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	LF	1/26/2011
City Manager	<i>JTB</i>	<i>2/17/11</i>



Wylie City Council

Minutes

Wylie City Council Meeting

Tuesday, February 8, 2011 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

Mayor Eric Hogue called the meeting to order at 6:00 p.m. with the following Wylie City Council members present: Mayor Pro Tem Red Byboth, Councilwoman Kathy Spillyards, Councilman Carter Porter, Councilman Rick White, Councilman Bennie Jones and Councilman David Goss.

Staff present were: City Manager, Mindy Manson; Assistant City Manager, Jeff Butters; Planning Director, Renae' Ollie; Fire Chief, Randy Corbin; Finance Director, Linda Bantz; Police Chief, John Duscio; City Engineer, Chris Holsted; WEDC Executive Director, Sam Satterwhite; Construction Manager, Shane Colley; City Secretary, Carole Ehrlich; Public Information Officer, Craig Kelly, and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Fire Chief Randy Corbin gave the invocation. Webelos, Wolves, and Cubs of Cub Scout Pack 301 (Dodd Elementary), presented the colors and led the Pledge of Allegiance. Webelos, Wolves, and Cubs present included: Austin Crone, Austin Riffe, Jacob McKee, John Issac Moreno, Zachery Martinez, Benjamin McKee, Jacob Martinez, Andrew Nedelcu, Hunter Probst, and Liam Godkin. Den leaders: Aaron Riffe, Carrie Hicks, Matthew McKee and Stephanie Probst were also present.

PRESENTATION

- **Presentation of an award to the Mayor from National Environmental Hall of Fame.**

Deann Crumpley representing the National Environmental Hall of Fame presented the 2011 National Environmental Hall of Fame Award to Mayor Hogue and the Wylie City Council for their efforts toward energy conservation during the planning and construction of the new Wylie Municipal Complex. Ms. Crumpley thanked the council for their commitment to their citizens and the community's well being.

- **Recognition of Emilio Ames for participation in the People to People Ambassador Program.**

Mayor Hogue introduced Emilio Ames, son of Scott and Lymari Ames. Emilio, a student in the Wylie ISD, gave a short presentation about his ambassadorship with the "People to People" Ambassador Program. Emilio will be traveling to several countries representing the City of Wylie.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

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Diane Lockridge, residing at 520 Highland Ridge Dr., Wylie, TX, addressed council in favor of a "Code of Ethics" for the Wylie City Council. Ms. Lockridge also asked council to create a policy for timely responses to citizens.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. **Consider, and act upon, approval of the Minutes of the January 25, 2011 Regular Meeting of the Wylie City Council. (C. Ehrlich, City Secretary)**
- B. **Review, and place on file, the 2010 Wylie Police Department Annual Traffic Contact Report. (J. Duscio, Chief of Police)**
- C. **Consider, and act upon, acceptance of the Comprehensive Annual Financial Report (CAFR) for FY 2009-2010 after presentation by the audit firm of Weaver, L.L.P on January 25, 2011. (L. Bantz, Finance Director)**
- D. **Consider, and act upon, Resolution No. 2011-02(R) ordering a General Election to be held jointly with the Wylie Independent School District on May 14, 2011 for the purpose of electing the Mayor and two (2) City Council members, Places 5 and 6, to the Wylie City Council to fill expired terms. (C. Ehrlich, City Secretary)**
- E. **Consider, and act upon, a Joint Election Contract between the City of Wylie and Wylie Independent School District (WISD) to be administered by the Collin County Elections Administrator for the May 14, 2011 Wylie General Election. (C. Ehrlich, City Secretary)**
- F. **Consider, and act upon, approval of a Replat for Zlan Corner Addition, Block A, Lot 2R, combining two commercial lots into one on 1.814 acres and dedicating fire lane and access easements. The property is generally located on the northeast corner of Country Club Road (FM 1378) and W. Brown Street (FM 3412). (R. Ollie, Planning Director)**

- G. Consider, and act upon, Ordinance 2011-04 amending Exhibit "A" of Ordinance No. 2009-12 (Consolidated Fee Ordinance), Section I, Subsection B (Water Rates).**
(L. Bantz, Finance Director)

Council Action

A motion was made by Councilman Porter, seconded by Councilman White to approve the consent agenda as presented with the exception of Item G which should be tabled to the next regular meeting of the Wylie City Council. A vote was taken and the motion passed 7-0.

REGULAR AGENDA

General Business

- 1. Consider, and act upon, Resolution No. 2011-03(R) suspending the February 14, 2011, effective date of Oncor Electric Delivery Company's requested rate change to permit the city time to study the request and to establish reasonable rates; approving cooperation with the Steering Committee of cities served by Oncor to hire legal and consulting services and to negotiate with the company and direct any necessary litigation and appeals; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel for the steering committee.** *(M. Manson, City Manager)*

Staff Comments

City Manager Manson addressed council stating that Oncor Electric Delivery Company ("Oncor" or "the Company") filed an application on or about January 7, 2011 with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by \$353 million. The Company asks the City to approve a 14.6% increase in residential rates, a 15.5% increase in commercial rates, and a 25.9% increase in street lighting rates. According to Oncor, annual rates would increase by approximately \$60 for an average residential customer.

Manson explained the resolution would suspend the February 14, 2011 effective date of the Company's rate increase for the maximum period permitted by law to allow the City, working in conjunction with the Steering Committee of cities served by Oncor, to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

Council Action

A motion was made by Councilman Porter, seconded by Councilman Goss to adopt Resolution No. 2011-03(R) suspending the February 14, 2011, effective date of Oncor Electric Delivery Company's requested rate change to permit the city time to study the request and to establish reasonable rates; approving cooperation with the Steering Committee of cities served by Oncor to hire legal and consulting services and to negotiate with the company and direct any necessary litigation and appeals; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel for the Steering Committee. A vote was taken and the motion passed 7-0.

2. **Consider, and act upon, Resolution 2011-04(R) requesting that the State of Texas Department of Transportation release ownership and control of FM 2514 (Ballard Avenue) from Brown Street to SH 78.** *(C. Holsted, City Engineer & L. Bantz, Finance Director)*

Staff/ Council Comments

City Engineer Holsted addressed council stating that the Texas Department of Transportation has indicated that they would be receptive to releasing ownership of FM 2514 (Ballard Avenue) from Brown Street to SH 78 to the City. Ownership of the roadway would allow for greater flexibility for future improvements; however, the City would assume all future maintenance and reconstruction cost. Holsted explained that the projected 20 year maintenance cost is \$407,000 and this amount would maintain and keep the roadway as it currently is constructed.

Councilman Porter asked City Engineer Holsted when the ownership change might happen. Mr. Holsted explained, the city would request the change to TxDOT and it would take 4-6 months for TxDOT to survey and grade the right of way document and complete a cost analysis of future maintenance costs versus right of way.

Council Action

A motion was made by Mayor pro tem Byboth, seconded by Councilman Porter to adopt Resolution No. 2011-04(R) requesting that the State of Texas Department of Transportation release ownership and control of FM 2514 (Ballard Avenue) from Brown Street to SH 78. A vote was taken and the motion passed 7-0.

3. **Consider, and act upon, approving amendments to the Parks and Recreation Board Bylaws.** *(R. Diaz, Parks & Recreation Superintendant)*

Staff Comments

Wylie Recreation Supervisor Robert Diaz addressed council stating that to establish a procedure for Board members to place items on the agenda, staff has reviewed City Council and Planning and Zoning Commission agenda item submission procedures and has provided a revision to the Bylaws reflecting those proposed changes. He noted the Parks and Recreation Board had given their approval to these proposed changes. Staff was recommending approval.

Council Action

A motion was made by Councilwoman Spillyards, seconded by Councilman White to approve the proposed amendments to the Wylie Parks and Recreation Board Bylaws. A vote was taken and the motion passed 7-0.

READING OF ORDINANCES

There were no ordinance captions to read in to the official record.

ADJOURNMENT

With no further business before the Wylie City Council, a motion was made by Councilman White, seconded by Councilman Jones to adjourn the meeting at 6:35 p.m. A vote was taken and the motion passed unanimously.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary



Wylie City Council

Minutes

Special Called Retreat

Wylie City Council Meeting

February 12, 2011 – 8:00 a.m. – 12:00 noon
Wylie Municipal Complex – Council Conference Room
300 Country Club Road, Bldg. 100
Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

Mayor Eric Hogue called the meeting to order at 8:05 a.m. with the following Wylie City Council members present: Mayor pro tem Red Byboth, Councilwoman Kathy Spillyards, Councilman Carter Porter, Councilman Rick White, Councilman Bennie Jones and Councilman David Goss.

Staff present included: City Manager, Mindy Manson and City Secretary, Carole Ehrlich.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor pro tem Byboth gave the invocation and Mayor Hogue led the Pledge of Allegiance

WORK SESSION DISCUSSION ITEMS

1. Ice Breaker (*Mayor Eric Hogue*)

Mayor Hogue did a brief ice breaker before starting the business discussion.

2. Policy Discussion Items:

- *Consideration and discussion on possible future adoption of a Code of Ethics*

Council members discussed the need to create a Council Code of Ethics. Members discussed state and federal laws governing ethics such as Conflict of Interest laws, felony laws, home rule charter requirements and other items governing the ethics of elected public officials. Council

members discussed who would police ethical policies if created and be the judge of violations to those policies. Some members felt current city, state and federal laws covered ethical violations and dealt with those violations effectively.

Member discussed the need for policies governing the conduct of appointed officers and state and federal laws currently in place to assure proper conduct was adhered to. Additionally council members discussed the need for board chairs to address issues as they arise, noting that appointed officers such as board members serve at the pleasure of the council. Members suggested including some education to new board members regarding their conduct while transacting city business.

No direction was given to staff to place this item on a future agenda.

- *Consideration and discussion on possible future adoption of a Travel Policy for Council*

Council members discussed travel and the need for a Council Travel Policy. City Manager Manson reported that currently there is funding in the council budget each year for travel. Each council member notifies staff when they wish to attend a conference. Conferences are open to all council members however when funds in the budget are depleted, no other travel is provided for that fiscal year. Members discussed the difference between “city representation conferences” and “educational conferences” and the benefits of educational conferences. Council members also discussed the need to be prudent in the number of conferences attended in this economic climate.

Direction was given to staff to send a list of scheduled educational conferences coming up within the upcoming fiscal year so council members could contact staff regarding their desire to attend any of those conferences. Staff would then place those items in the proposed council budget for further discussion during the budget work sessions.

3. Discussion of Council Member’s short term goals and expectations.

Council members discussed short term goals and expectations. Some of the priority goals for the short term included:

- **Grand Opening of the Wylie Municipal Complex**
 1. Planning Work Sessions
- **Communications**
 1. Marketing – High Priority
 2. Other medias to utilize
 3. Market focus Wylie at the Regional and State levels
- **Code Enforcement**
 1. Review Garage Sale Policy
 2. Code Violations – Proactive versus Reactive and cost of funding
 3. Education to citizens regarding code regulations
- **Public Safety**
 1. External Communication and Follow-up

- **Departmental Reporting to Council Annually**
- **Green Education**
 1. Focusing on Recycling, Green Space and alternative energy including funding costs.

4. Discussion of Council Member's long term goals and expectations.

Council members discussed long term goals extending over the next 5 year period. Focus items included in the discussion in order of priority include:

- **KCS Railroad Industrial and Warehouse Development**
- **Industrial Development**
- **Retail Development (SH 544 and SH 78)**
- **Focus on land close to the new George Bush East Extension**
- **Fire Station #4**
- **Public Safety Building**
- **Wells Property**
 1. Park Development
 2. Nature Trails (to extend past the Wells Property)
 3. Amphitheater
 4. Water Park
- **Lake Lavon/Ray Hubbard Development**
 1. Fishing Tournaments
 2. Beach area development and better access
- **Senior Center**
- **Residential Development**

5. Direction to staff to place items on future agendas.

Direction to staff regarding future agenda items included:

- Grand Opening Work Sessions to schedule and plan the event
- Department Annual Reports
- Review of current sign ordinance

ADJOURNMENT

A motion was made by Councilman White, seconded by Councilman Jones to adjourn the meeting at 12:05 p.m. A vote was taken and the motion passed unanimously.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary



Wylie City Council

AGENDA REPORT

Meeting Date: February 22, 2011
Department: Finance
Prepared By: Finance
Date Prepared: February 14, 2011

Item Number: C.
(City Secretary's Use Only)
Account Code:
Budgeted Amount:
Exhibits: Revenue and Expenditure
Monthly Report

Subject

Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for January 31, 2011.

Recommendation

Motion to accept and place on file, the City of Wylie Monthly Revenue and Expenditure Report for January 31, 2011.

Discussion

The Finance Department has prepared the attached reports for the City Council as required by the City Charter.

Approved By

Department Director
City Manager

Initial
LB

Date
02/14/11

[Signature]

2/17/11

CITY OF WYLIE
MONTHLY FINANCIAL REPORT
January 31, 2011

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2010-2011	CURRENT MONTH ACTUAL 2010-2011	YTD ACTUAL 2010-2011	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 33.33%
GENERAL FUND REVENUE SUMMARY					
TAXES	16,359,668	5,251,186	12,018,169	73.46%	A
FRANCHISE FEES	2,260,000	1,887	27,986	1.24%	B
LICENSES AND PERMITS	287,030	51,150	164,593	57.34%	C
INTERGOVERNMENTAL REV.	595,067	90,684	160,702	27.01%	
SERVICE FEES	2,204,000	170,520	532,310	24.15%	D
FINES AND FORFEITURES	548,107	22,679	101,942	18.60%	E
INTEREST INCOME	30,000	2,690	6,877	22.92%	F
MISCELLANEOUS INCOME	303,646	11,165	59,741	19.67%	
OTHER FINANCING SOURCES	1,252,612	1,252,612	1,252,612	100.00%	G
REVENUES	23,840,130	6,854,573	14,324,932	60.09%	
USE OF FUND BALANCE	1,630,932	NA	NA	NA	H
TRANSFER FROM FLEET	742,500				
TOTAL REVENUES	26,213,562	NA	NA	NA	
GENERAL FUND EXPENDITURE SUMMARY					
CITY COUNCIL	83,281	4,150	23,666	28.42%	
CITY MANAGER	787,994	64,196	244,238	30.99%	
CITY SECRETARY	243,827	18,341	69,080	28.33%	
CITY ATTORNEY	128,000	6,122	30,673	23.96%	
FINANCE	855,227	55,424	289,803	33.89%	
FACILITIES	286,800	9,587	38,181	13.31%	
MUNICIPAL COURT	345,488	24,629	87,073	25.20%	
HUMAN RESOURCES	196,051	16,647	68,775	35.08%	
PURCHASING	115,342	9,952	37,558	32.56%	
INFORMATION TECHNOLOGY	979,551	91,601	437,716	44.69%	I
POLICE	5,517,802	406,583	1,692,441	30.67%	
FIRE	5,304,604	440,903	1,628,213	30.69%	
ANIMAL CONTROL	277,775	20,646	82,506	29.70%	
PLANNING	469,045	37,787	134,419	28.66%	
BUILDING INSPECTION	671,287	57,553	212,588	31.67%	
CODE ENFORCEMENT	193,542	11,647	53,427	27.60%	
STREETS	1,313,233	111,049	317,126	24.15%	
PARKS	1,624,539	88,615	454,567	27.98%	
RECREATION	207,350	-48	1,129	0.54%	J
LIBRARY	1,178,693	86,849	302,813	25.69%	
COMBINED SERVICES	4,909,131	1,575,882	2,218,723	45.20%	
TOTAL EXPENDITURES	25,688,562	3,138,115	8,424,715	32.80%	
REVENUES OVER/(UNDER) EXPENDITURES	525,000	3,716,458	5,900,217	27.29%	
A. Property Tax Collections for FY10-11 as of January 31 are 84.40%, in comparison to FY09-10 for the same time period 84.17%. B. Franchise Fees: The majority of franchise fees are recognized in the third and fourth quarter with electric fees making up the majority. C. Licenses and Permits: Are recognized periodically, but we have seen an increase in plumbing, electrical and mechanical permits. New Dwelling Permits are on track to meet projected revenue. D. Service Fees: Trash fees are on track to meet projected revenue with the remaining fees coming from WAVE and other seasonal fees. E. Fines and Forfeitures: Municipal Court Fines are down slightly. With the addition of bailiff/warrant officer, these revenues are projected to rise. F. Interest Income: In relation to the last 12 months the current interest is in line with projections. G. Other Financing Sources consist of the Utility Fund transfer and WEDC transfer for services rendered. H. Use of Fund Balance: to supplement the Emergency Communications Tower, Debt Service, Streets and Alleys, and Municipal Complex Equipment. I. With new Municipal Complex coming online, overtime associated plus equipment purchases that were originally budgeted for in FY 2011. J. The majority of Recreation expenses come in the third and forth quarter that are associated with WAVE.					

CITY OF WYLIE
MONTHLY FINANCIAL REPORT
January 31, 2011

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2010-2011	CURRENT MONTH ACTUAL 2010-2011	YTD ACTUAL 2010-2011	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 33.33%
UTILITY FUND REVENUES SUMMARY					
SERVICE FEES	9,714,000	755,937	2,464,141	25.37%	
INTEREST INCOME	30,000	2,325	8,632	28.77%	
MISCELLANEOUS INCOME	35,000	3,214	11,179	31.94%	
OTHER FINANCING SOURCES	1,500,000	1,500,000	1,500,000	100.00%	K
TOTAL REVENUES	11,279,000	2,261,476	3,983,952	35.32%	
UTILITY FUND EXPENDITURE SUMMARY					
UTILITY ADMINISTRATION	317,274	39,656	143,397	45.20%	
UTILITIES - WATER	1,048,752	71,202	280,276	26.72%	
CITY ENGINEER	435,016	28,687	109,553	25.18%	
UTILITIES - SEWER	635,126	34,782	215,438	33.92%	
UTILITY BILLING	579,187	40,704	177,880	30.71%	
COMBINED SERVICES	8,258,495	1,256,774	3,288,424	39.82%	
TOTAL EXPENDITURES	11,273,850	1,471,805	4,214,968	37.39%	
REVENUES OVER/(UNDER) EXPENDITURES	5,150	789,671	-231,016	-2.07%	
K. Other financing sources consist of transfer from Impact Fund into Utility Fund.					



Wylie City Council

AGENDA REPORT

Meeting Date: February 22, 2011
Department: Finance
Prepared By: Finance
Date Prepared: February 14, 2011

Item Number: D.
(City Secretary's Use Only)
Account Code:
Budgeted Amount:
Exhibits: Investment Report

Subject

Consider, and place on file, the City of Wylie Monthly Investment Report for January 31, 2011.

Recommendation

Motion to accept and place on file, the City of Wylie Monthly Investment Report for January 31, 2011.

Discussion

The Finance Department has prepared the attached reports for the City Council as required by the City Charter.

Approved By

Department Director
City Manager

Initial
LB

Date

02/14/11

JLB

2/17/11

City Of Wylie

2010-2011 Investment Report

January 31, 2011

Money Market Accounts:

Certificates of Deposit:

Treasury Bills:

Treasury Notes:

Government Agency Notes:

MMA
CCD
T-Bills
T-Notes
AN

Invest. Number	Principal Amount	Type Of Security	Interest Rate	Issuer	Purchase Date	Maturity Date
1	\$72,769,246.00	MMA	0.21%	Texpool	12/31/2006	NA
	\$72,769,246.00					

Total

Weighted Average Coupon:

Weighted Average Maturity (Days):

Money Markets:

Certificates of Deposits:

0.21%	\$72,769,246.00
1.00	\$0.00
	\$72,769,246.00



Wylie City Council

AGENDA REPORT

Meeting Date:	February 22, 2011	Item Number:	E.
Department:	Planning		(City Secretary's Use Only)
Prepared By:	Renae' Ollie	Account Code:	
Date Prepared:	02/16/11	Budgeted Amount:	
		Exhibits:	One

Subject

Consider, and act upon, a Final Plat creating four (4) lots on 260.08 acres, generally located north of FM 544, south of FM 3412 (Brown Street), and east and west of FM 1378 (Country Club Drive).

Recommendation

Motion to approve a Final Plat creating four (4) lots on 260.08 acres, generally located north of FM 544, south of FM 3412 (Brown Street), and east and west of FM 1378 (Country Club Drive).

Discussion

The property totals 260.08 acres and creates and establishes (4) four lots for the development of City Hall, Recreation Center and Library on Lot 1.

Designated access points are located off FM 1378 to include a divided entrance with one lane ingress to the subject property and two lanes of egress. The plat establishes easements for water and sewer lines, fire lanes and hydrants. A 60' right-of-way for a temporary detour road easement has been removed with the repositioning of FM 1378. The plat also dedicates the necessary rights-of-way to accommodate realignment and improvements to FM 1378. A section of old FM 1378 is abandoned by this plat.

The Final Plat complies with all applicable technical requirements of the City of Wylie.

With no questions, the Planning and Zoning Commission voted 7-0 to recommend approval.

Approved By

	Initial RO	Date
Department Director		02/16/11
City Manager		2/17/11



Wylie City Council

AGENDA REPORT

Meeting Date:	February 22, 2011	Item Number:	1.
Department:	Engineering		(City Secretary's Use Only)
Prepared By:	Chris Holsted	Account Code:	N/A
Date Prepared:	01/28/11	Budgeted Amount:	N/A
		Exhibits:	Rate Study, Ordinance

Subject

Motion to remove from table and consider:

Consider, and act upon, Ordinance No. 2011-04 amending Exhibit "A" of Ordinance No. 2009-12 (Consolidated Fee Ordinance), Section I, Subsection B (Water Rates) and Subsection C (Sewage Collection and Treatment Rates).

Recommendation

Motion to approve Ordinance No. 2011-04 amending Exhibit "A" of Ordinance No. 2009-12 (Consolidated Fee Ordinance), Section I, Subsection B (Water Rates) and Subsection C (Sewage Collection and Treatment Rates).

Discussion

On December 14, 2010 Council held a work session to discuss the water and sewer rate study prepared by McLain Decision Support Systems. The study incorporated the water and sewer capital improvements plan (CIP), outstanding debt service, the proposed wholesale water rate increases from the North Texas Municipal Water District, the transfer to the general fund, and the expansion of the Public Works Service Center.

An approximately 5.3% increase per year over the next five years was proposed in the rate study (Financing Scenario 2). The attached ordinance incorporates these recommendations into the water and sewer rates for FY 2011.

Approved By

	Initial	Date
Department Director	CH	1/28/2011
City Manager		2/17/11

ORDINANCE NO. 2011-04

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS; AMENDING EXHIBIT "A" OF ORDINANCE NO. 2009-12 (CONSOLIDATED FEE ORDINANCE), SECTION I, SUBSECTION B (WATER RATES) AND SUBSECTION C (SEWAGE COLLECTION AND TREATMENT RATES); PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE.

WHEREAS, the City Council of the City of Wylie, Texas ("City Council") has adopted Ordinance No. 2009-12 establishing a consolidated fee ordinance ("Consolidated Fee Ordinance") for the City of Wylie, Texas ("Wylie"); and

WHEREAS, the City Council has investigated and determined that it would be advantageous and beneficial to the citizens of Wylie to amend the Consolidated Fee Ordinance Section I B (Water Rates), and Section I C (Sewage Collection and Treatment Rates).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amending Ordinance No. 2009-12 (Consolidated Fee Ordinance). Ordinance No. 2009-12 (Consolidated Fee Ordinance) is hereby amended as identified in Exhibit "A".

SECTION 3: Penalty Provision. Any person, firm, corporation or entity that violates this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined a sum not exceeding two thousand dollars (\$2,000.00) if the violation relates to the public health and sanitation, otherwise the fine shall be a sum not exceeding five hundred dollars (\$500.00). Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the Wylie from filing suit to enjoin the violation. Wylie retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 4: Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 5: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Wylie hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

SECTION 6: Effective Date. This Ordinance shall become effective from and after its passage and publication as required by the City Charter and by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, on this 22nd day of February, 2011.

Eric Hogue, Mayor

**ATTESTED AND
CORRECTLY RECORDED:**

Carole Ehrlich, City Secretary

Date to be published in *The Wylie News* – Wednesday, March 2nd, 2011

Exhibit "A"

WYLIE COMPREHENSIVE FEE SCHEDULE

I. WATER AND SEWER FEES.

B. Water Rates.

- (1) The following monthly water rates shall apply to all domestic residential customers within the corporate limits of the City of Wylie, Texas. **ALL PRICES ARE FOR 1,000 GALLONS OF METERED WATER.**
 - (a) Monthly minimum charge for first 1,000 gallons of metered water consumption: \$9.86
 - (b) Volume charge for all consumption exceeding 1,000 gallons:
 - 1,001 to 10,000 gallons: \$3.31
 - Over 10,000 gallons: \$4.31
- (2) The following monthly water rates shall apply to all domestic commercial customers, (other than apartments, mobile home parks and other multi-unit dwellings not individually metered) within the corporate limits of the City of Wylie, Texas:
 - (a) Monthly minimum charge for first 1,000 gallons of metered water consumption: \$13.46
 - (b) Volume charge for all consumption exceeding 1,000 gallons: \$3.77
- (3) The following water rates shall apply to all domestic apartments, mobile home parks, and other multi-unit dwellings, not individually metered, within the corporate limits of the City of Wylie, Texas:
 - (a) Monthly minimum charge for first 1,000 gallons of metered water \$13.46
 - (b) Volume charge for all consumption exceeding 1,000 gallons \$3.77
- (4) The following monthly water rates shall apply to all irrigation meters within the corporate limits of the City of Wylie, Texas:
 - (a) Monthly minimum charge for first 1,000 gallons of metered water:
 - (1) Residential irrigation \$9.86
 - (2) Commercial & Multifamily \$13.46

- (b) Volume charge for all consumption exceeding 1,000 gallons:
 - (1) Residential irrigation \$4.76
 - (2) Commercial irrigation..... \$4.76
- (5) The monthly water charge for any customers (residential, commercial, apartment, mobile home park, or other multi-unit dwelling not individually metered) located outside the corporate limits of the City of Wylie, Texas, shall be at the rate of one hundred fifteen percent (115%) of the rate charged customers inside the corporate limits of the City.
- (6) Any bulk water customer who desires to withdraw water from a hydrant or other source not metered and charged directly to them, shall fill out a water application form and sign the form in the same manner as a regular metered customer. Bulk water rate charges are to be charged in twenty-five (25) gallon increments at the same rates as the commercial customers.

C. Sewage Collection and Treatment Rates.

- (1) The following monthly sewage collection and treatment rates shall apply to all residential customers of the City of Wylie, Texas:
 - (a) Customers who are 65 years of age or older and have a homestead exemption on the service address which appears in the tax records..... \$21.94
 - (b) Customers who are disabled and have a homestead exemption on the service address which appears in the tax records \$21.94
 - (c) All other customers \$29.69
- (2) The following monthly sewage collection and treatment rates shall apply to all commercial customers of the City of Wylie, Texas:
 - (a) Monthly minimum charge first 1,000 gallons of metered water..... \$23.82
 - (b) Volume charge for all consumption exceeding 1,000 gallons.....\$ 2.02
- (3) A sewer fee of twenty-nine dollars and sixty-nine cents (\$29.69) shall be charged for each apartment unit, multiple-family unit, or mobile home space and special areas such as washateria, swimming pools, etc., where the apartment, multiple-family development or mobile home park is on a master meter for water consumption with the City of Wylie, Texas.
- (4) The monthly sewer charge for any customers (residential, commercial, apartment, mobile home park, or other multi-unit dwelling not individually metered) located outside the corporate limits of the City of Wylie, Texas, shall be at the rate of one hundred fifteen percent (115%) of the rate charged customers inside the corporate limits of the City.

- (5) The monthly water and sewer rate charge for residential and commercial customers located outside the corporate limits of the City of Wylie, Texas, shall be at the rate of one hundred fifteen percent (115%) of the rate charged customers inside the corporate limits of the City.

City of Wylie, Texas

Update of Water & Wastewater Rates



Table 3.1
Financing Scenarios - Water
With \$3.5 Million Drawdown in FY 2012

	Existing	Proposed	Planned	Planned	Planned	Planned
	2011	2011	2011	2012	2013	2014
	(1)	(2)	(2)	(3)	(4)	(5)
1 Outside to Inside Ratio	1.15	1.15	1.15	1.15	1.15	1.15
<u>Monthly Minimum Bills:</u>						
2 Residential	\$ 8.90	\$ 9.37	\$ 9.86	\$ 10.38	\$ 10.92	\$ 11.49
3 Non-Residential	12.15	12.79	13.46	14.17	14.91	15.69
<u>Residential:</u>						
4 1,001 - 10,000	\$ 2.99	\$ 3.15	\$ 3.31	\$ 3.49	\$ 3.67	\$ 3.86
5 Over 10,000	3.89	4.09	4.31	4.54	4.77	5.02
<u>Non-Residential:</u>						
6 Over 1,000	\$ 3.40	\$ 3.58	\$ 3.77	\$ 3.96	\$ 4.17	\$ 4.39
<u>Sprinkler Meters:</u>						
7 Over 1,000	\$ 4.30	\$ 4.53	\$ 4.76	\$ 5.01	\$ 5.28	\$ 5.55
8 From Monthly Minimum Bill	\$ 1,191,758	\$ 1,254,325	\$ 1,339,107	\$ 1,429,333	\$ 1,525,342	\$ 1,627,492
9 From Volume Rates	3,766,117	3,963,838	4,218,197	4,488,335	4,775,215	5,079,846
10 Total Revenues Generated	\$ 4,957,875	\$ 5,218,163	\$ 5,557,304	\$ 5,917,668	\$ 6,300,557	\$ 6,707,338
11 Avg. Res. Mon. Bill @ 8,000 Gallons	\$ 29.83	\$ 31.40	\$ 33.04	\$ 34.78	\$ 36.61	\$ 38.53
12 Monthly Difference- \$	N/A	1.57	1.65	1.73	1.83	1.92
13 Monthly Difference- %	N/A	5.3%	5.3%	5.3%	5.2%	5.2%
14 Avg. Commercial 1 Inch Mon. Bill @ 27,000 Gallons	\$ 100.55	\$ 105.83	\$ 111.38	\$ 117.23	\$ 123.39	\$ 129.87
15 Monthly Difference- \$	N/A	5.28	5.56	5.85	6.15	6.48
16 Monthly Difference- %	N/A	5.2%	5.3%	5.3%	5.2%	5.2%
17 Avg. Sprinkler 2 Inch Mon. Bill @ 60,000 Gallons	\$ 265.85	\$ 279.81	\$ 294.50	\$ 309.96	\$ 326.23	\$ 343.36
18 Monthly Difference- \$	N/A	13.96	14.69	15.46	16.27	17.13
19 Monthly Difference- %	N/A	5.2%	5.3%	5.3%	5.2%	5.3%
20 Avg. Industrial 3/4 Inch Mon. Bill @ 300,000 Gallon	\$ 1,028.75	\$ 1,082.76	\$ 1,139.60	\$ 1,199.43	\$ 1,262.40	\$ 1,328.68
21 Monthly Difference- \$	N/A	54.01	56.84	59.83	62.97	66.28
22 Monthly Difference- %	N/A	5.3%	5.2%	5.3%	5.2%	5.2%

City of Wylie, Texas

Update of Water & Wastewater Rates



Table 3.2
Financing Scenarios - Wastewater
With \$3.5 Million Drawdown in FY 2012

	Existing	Proposed	Planned	Planned	Planned	Planned
	2011	2011	2012	2013	2014	2014
	(1)	(2)	(3)	(4)	(5)	(5)
1 Outside to Inside Ratio						
Monthly Minimum Bills:						
2 Residential & Multi-Family Includes	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00
3 Residential	\$ 27.00	\$ 28.31	\$ 29.69	\$ 31.15	\$ 32.68	\$ 34.29
4 Multi-Family	27.00	28.31	29.69	31.15	32.68	34.29
5 Commercial	21.50	22.63	23.82	25.07	26.38	27.77
6 East Fork Residential	27.00	28.31	29.69	31.15	32.68	34.29
7 East Fork Seniors	20.00	20.95	21.94	22.99	24.09	25.25
8 East Fork Commercial	21.50	22.63	23.82	25.07	26.38	27.77
9 Northeast Residential	27.00	28.31	29.69	31.15	32.68	34.29
10 Northeast Seniors	20.00	20.95	21.94	22.99	24.09	25.25
11 Northeast Commercial	21.50	22.63	23.82	25.07	26.38	27.77
Volumetric Rates:						
12 Residential	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13 Multi-Family	-	-	-	-	-	-
14 Commercial	1.82	1.92	2.02	2.12	2.23	2.35
15 East Fork SUD Residential	-	-	-	-	-	-
16 East Fork SUD Seniors	-	-	-	-	-	-
17 East Fork SUD Commercial	1.57	1.65	1.74	1.83	1.93	2.03
18 Northeast SUD Residential	-	-	-	-	-	-
19 Northeast SUD Seniors	-	-	-	-	-	-
20 Northeast SUD Commercial	1.57	1.65	1.74	1.83	1.93	2.03
21 From Monthly Minimum Bill	\$ 4,128,722	\$ 4,345,480	\$ 4,640,083	\$ 4,953,642	\$ 5,287,336	\$ 5,642,414
22 From Volume Rates	248,068	261,091	274,799	289,225	304,410	320,391
23 Total Revenues Generated	\$ 4,376,790	\$ 4,606,571	\$ 4,914,881	\$ 5,242,868	\$ 5,591,746	\$ 5,962,805
24 Change in Revenues ->		5.2%	5.3%	5.2%	5.3%	5.2%
25 Avg. Res. Mon. Bill @ 8,000 Gallons	\$ 27.00	\$ 28.31	\$ 29.69	\$ 31.15	\$ 32.68	\$ 34.29
26 Monthly Difference- \$	N/A	1.31	1.38	1.45	1.53	1.61
27 Monthly Difference- %	N/A	4.9%	4.9%	4.9%	4.9%	4.9%
28 Avg. Commercial 1 Inch Mon. Bill @ 27,000 Gallons	\$ 68.82	\$ 72.43	\$ 76.24	\$ 80.24	\$ 84.45	\$ 88.88
29 Monthly Difference- \$	N/A	3.61	3.80	4.00	4.21	4.43
30 Monthly Difference- %	N/A	5.3%	5.3%	5.3%	5.3%	5.2%
31 Avg. Industrial 3/4 Inch Mon. Bill @ 300,000 Gallon	\$ 565.68	\$ 595.38	\$ 626.64	\$ 659.53	\$ 694.16	\$ 730.60
32 Monthly Difference- \$	N/A	29.70	31.26	32.90	34.63	36.44
33 Monthly Difference- %	N/A	5.3%	5.2%	5.3%	5.3%	5.2%



Wylie City Council

AGENDA REPORT

Meeting Date:	February 22, 2011	Item Number:	Presentation
Department:	Public Services		(City Secretary's Use Only)
Prepared By:	Mike Sferra	Account Code:	
Date Prepared:	January 31, 2011	Budgeted Amount:	
		Exhibits:	2

Subject

Presentation by the firms of Land Design Partners-DFW, Inc. and Teague Nall and Perkins, Inc. for professional services related to the Neighborhood Parks Master Plan and Trails Master Plan.

Recommendation

Discussion


The process used to identify possible two finalist firms for the Neighborhood Parks Master Plan and Trails Master Plan was as follows:

- Requests for Proposals were developed and solicited.
- A committee of two staff members (Mike Sferra, Robert Diaz) and two Park Board members (Gary Robas, Jim Ward) was formed.
- Proposals by seven interested firms for each project were received and evaluated.
- All firms were ranked by the Committee.

Teague Nall and Perkins was one firm that was a finalist for both projects. The committee asked two of the next highest-ranked firms to provide a presentation at the January 24, 2011 Park Board Meeting, so that the entire Board could assist in determining the second finalist. Land Design Partners-DFW, Inc. emerged as the second finalist.

The two firms will make formal presentations to the City Council of approximately 15 minutes followed by some time for questions and answers.

Approved By

	Initial	Date
Department Director	MS	01/31/2011
City Manager		2/18/11



Presentation For:
**Neighborhood Park Master Plans &
Trails Master Plan**
February 22, 2011

L A N D
D E S I G N
P A R T N E R S



Firm Overview



სტრუქტურული

Learn Philosophy



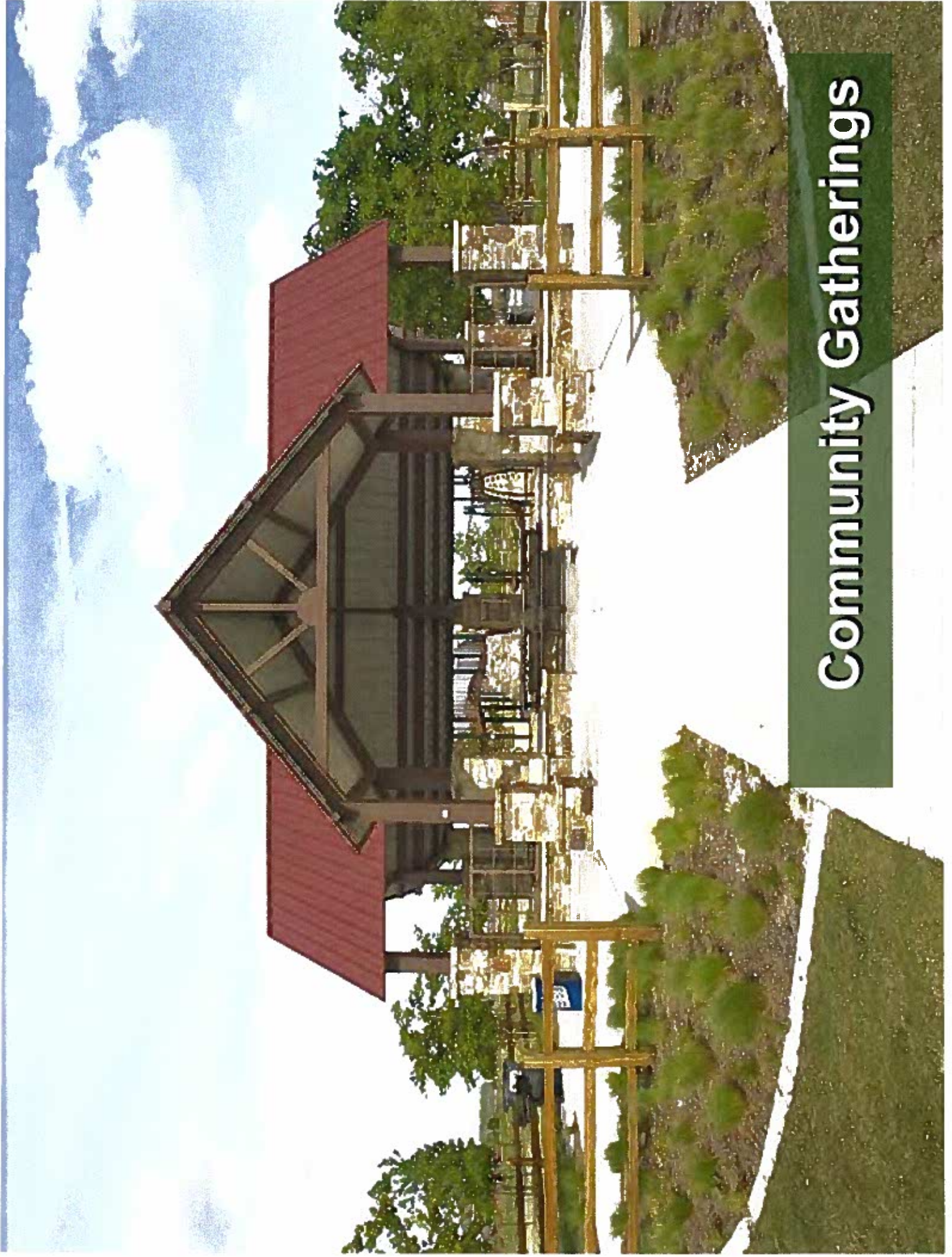
Project Experience

Neighborhood Parks

Forcine Settlement Park

Frisco, Texas

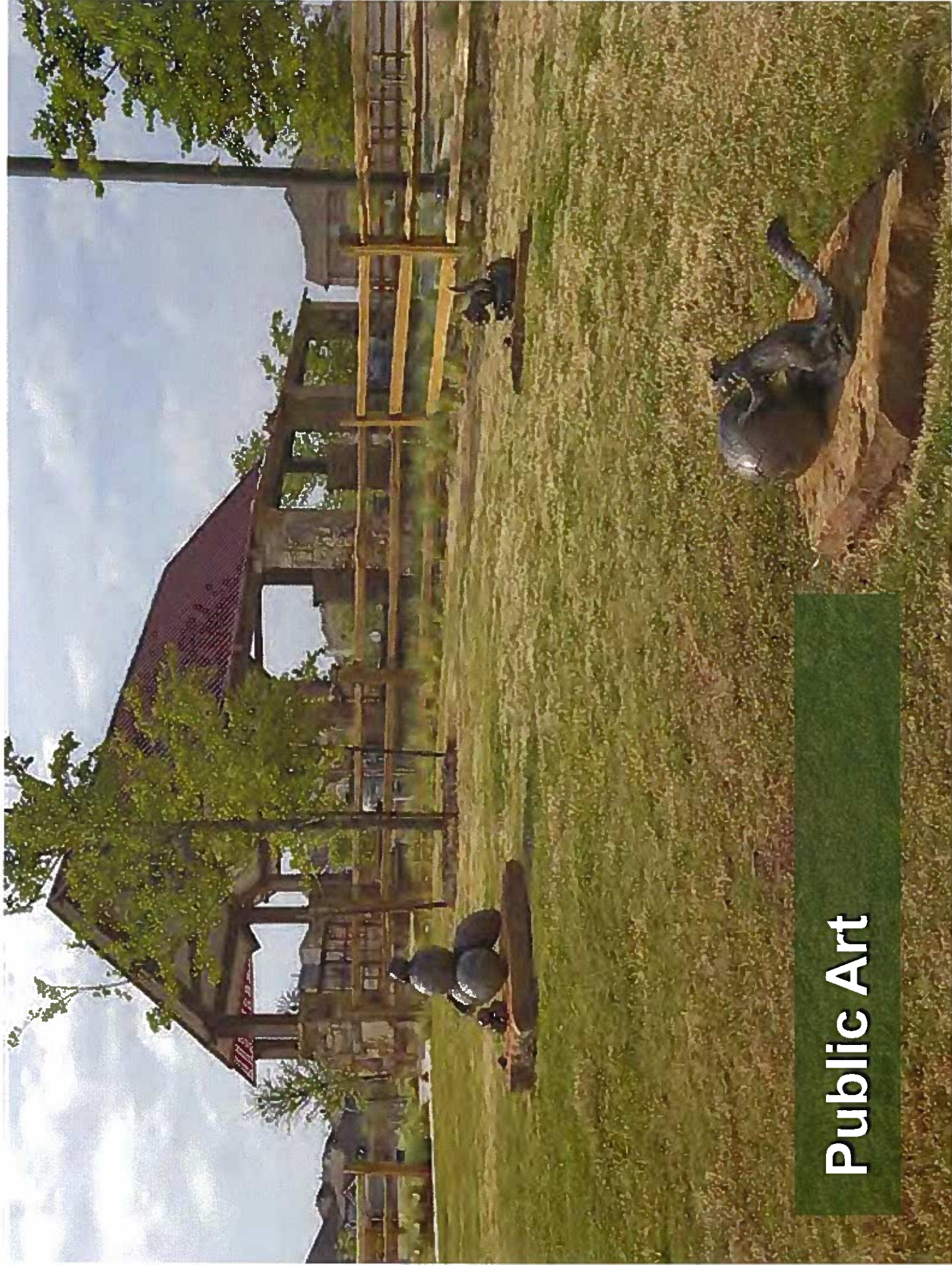
Community Gatherings





Recreation





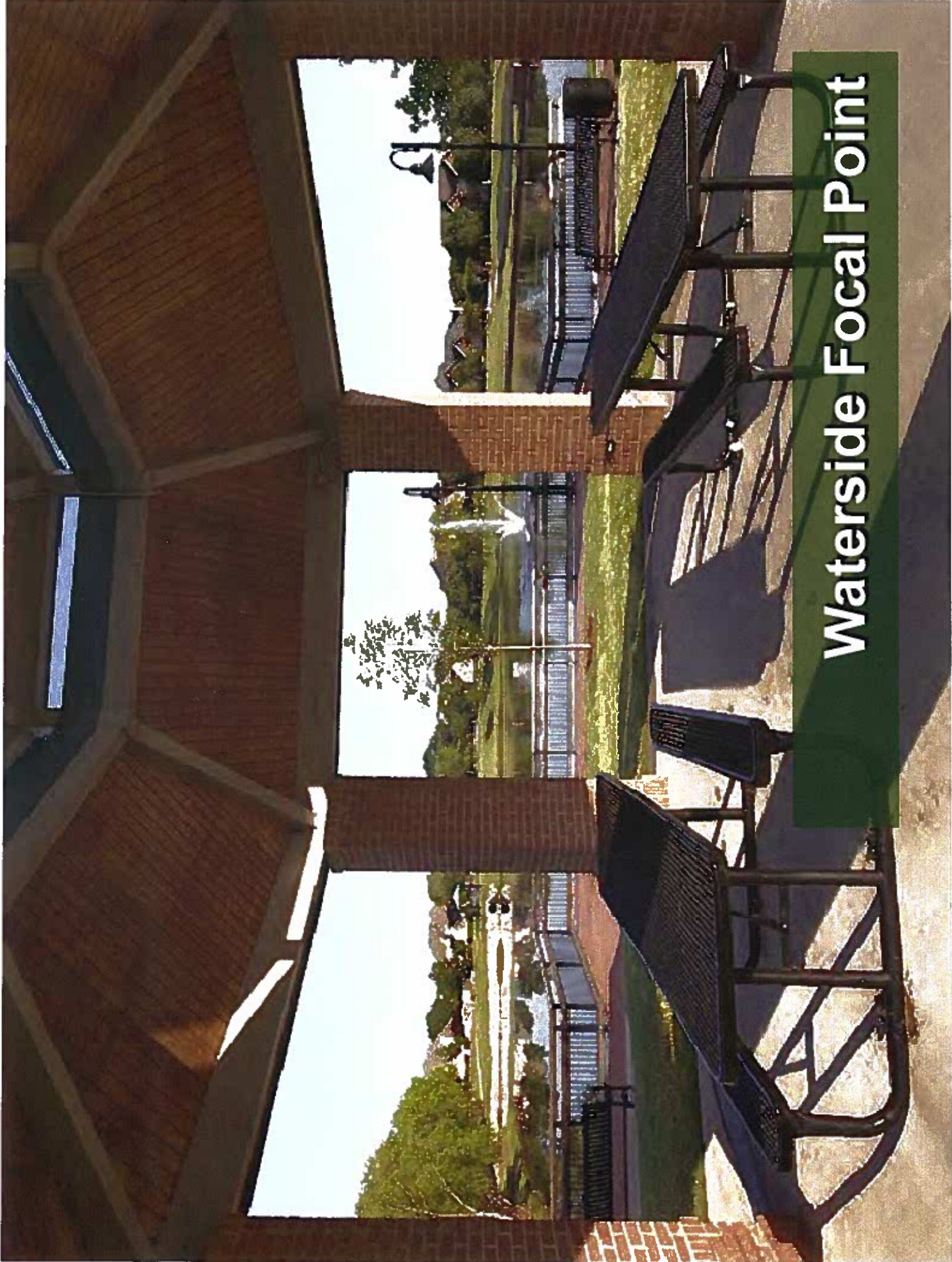
Public Art

Kinzev Park

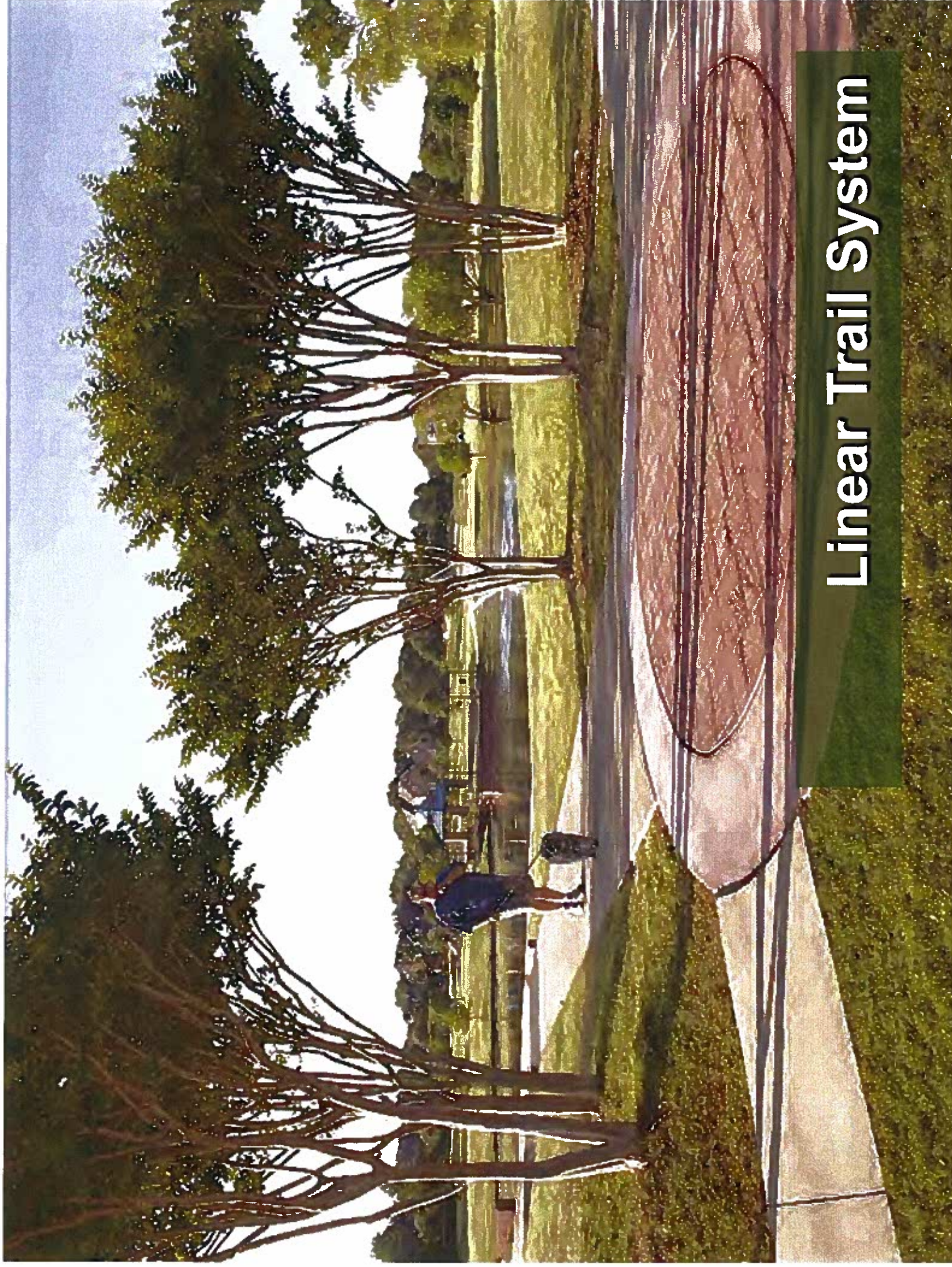
Colleyville, Texas

A photograph of a park scene. In the foreground, several large, dark tree trunks are visible, some with sparse green leaves. In the middle ground, there is a pond with a fountain spraying water upwards. To the right of the pond, there is a building with a blue roof and a red brick wall. The background is filled with green grass and more trees. The sky is bright and clear.

Neighborhood Gateway



Waterside Focal Point



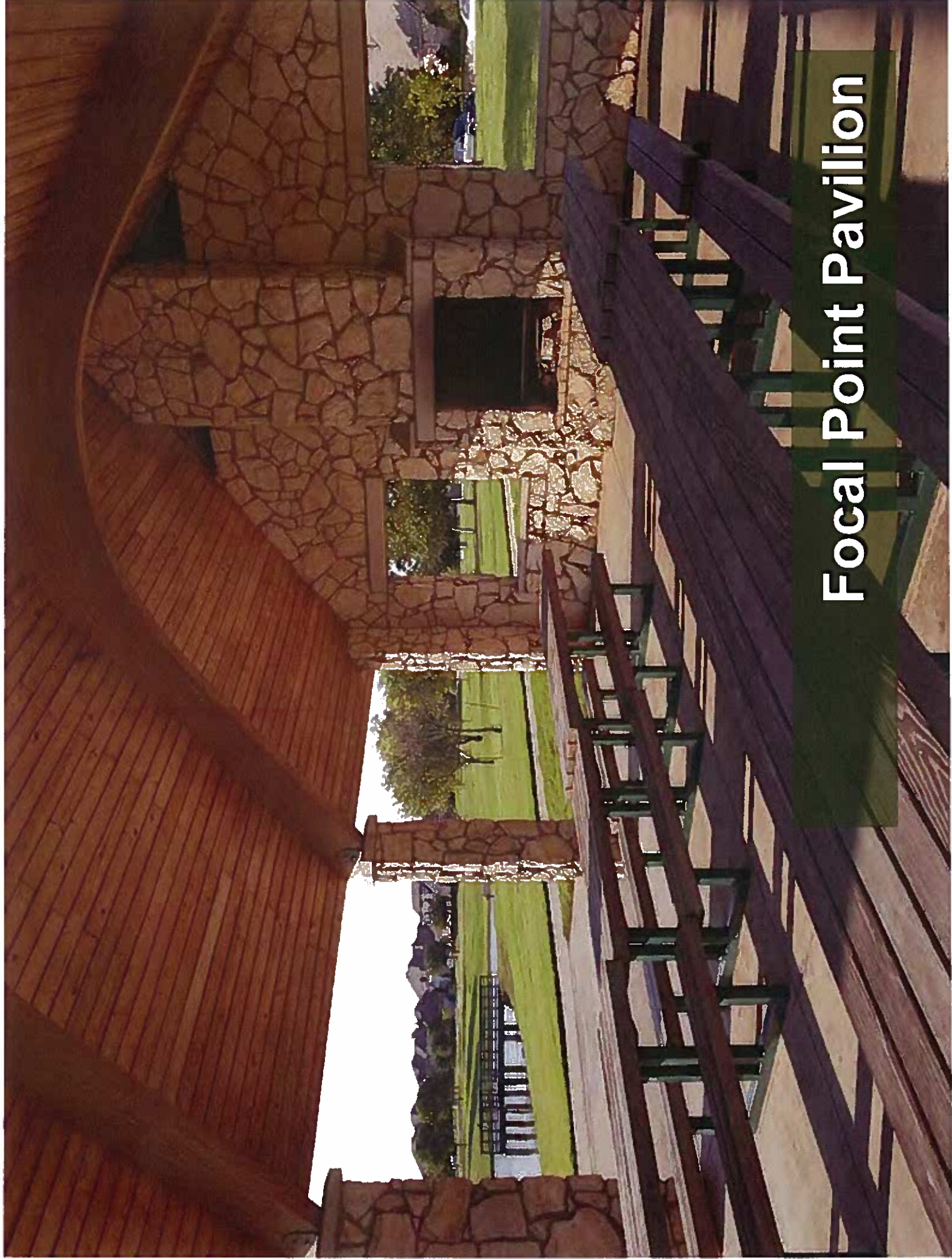
Linear Trail System

Indian Creek Ranch Park

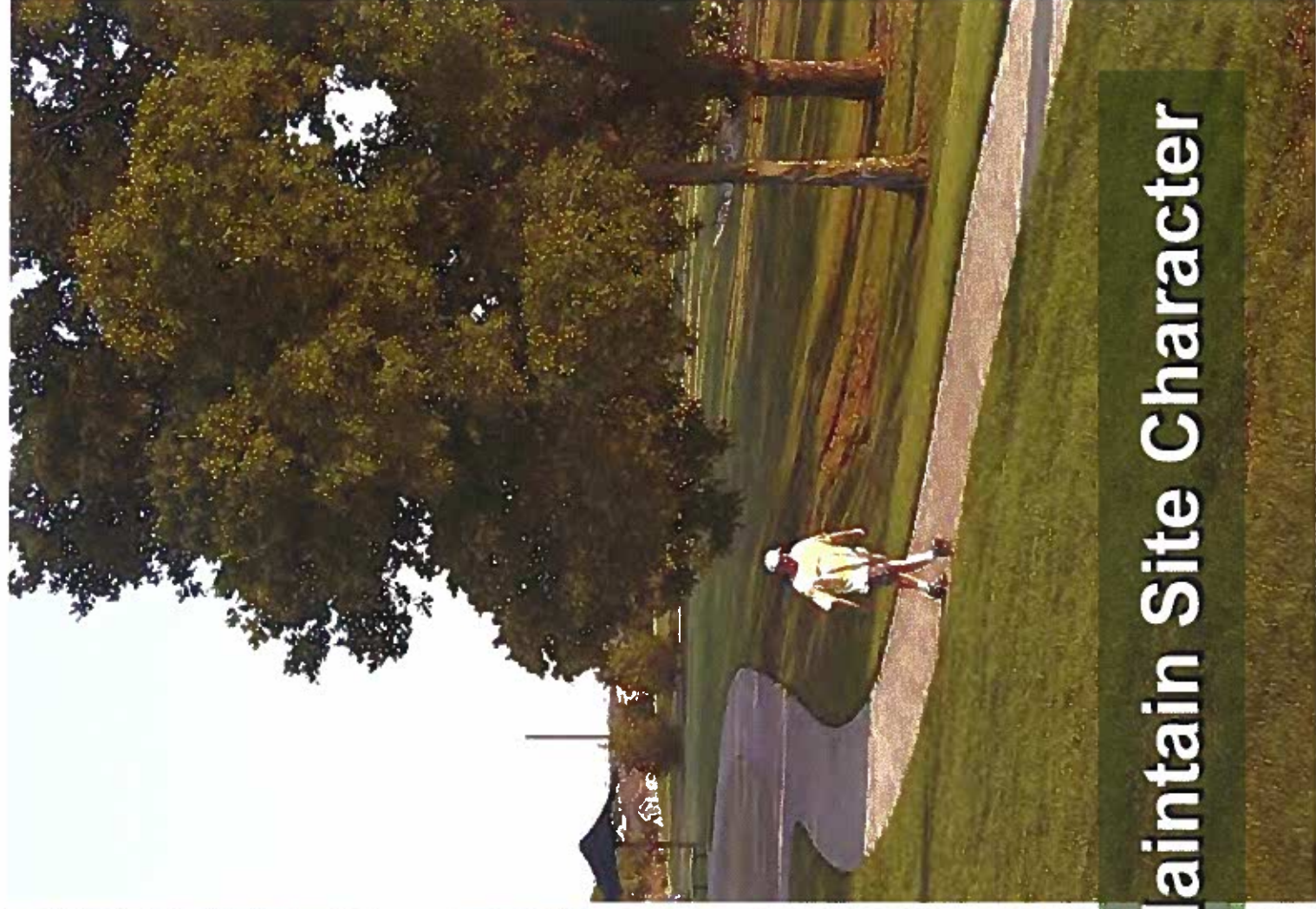
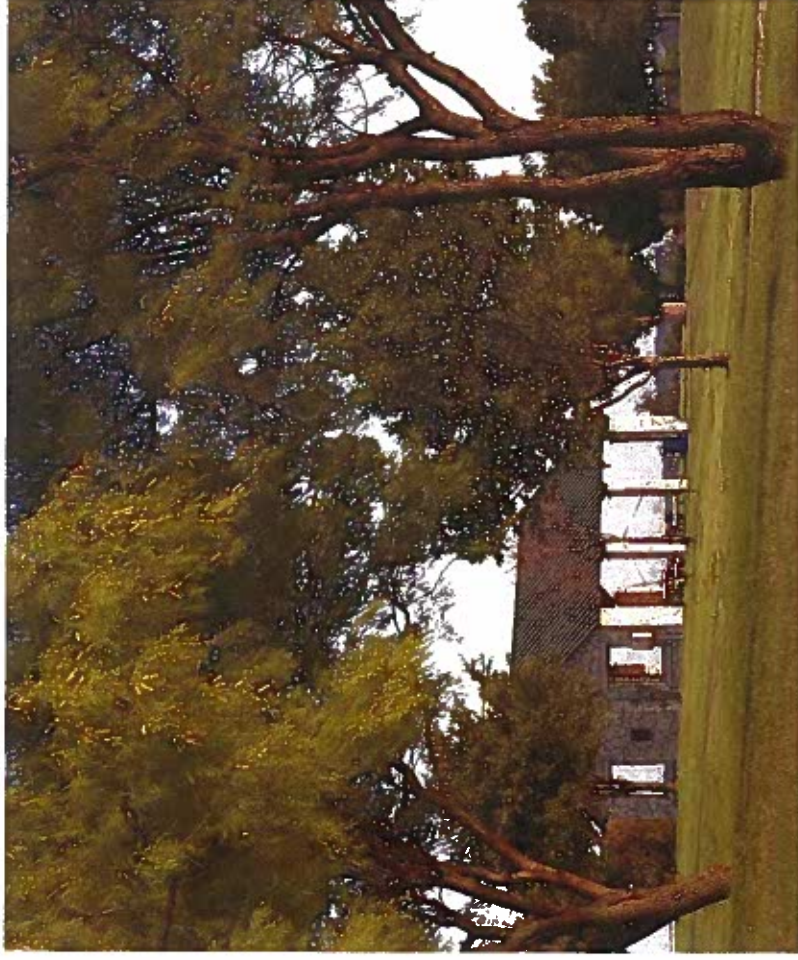
Carrollton, Texas



Neighborhood Image



Focal Point Pavilion



Maintain Site Character





Project Understanding

Neighborhood Parks

Park Site A

(Skyview @ Forrest Ross Road)



Park Site B

(near Harvest Crossing Drive)





Project Experience

Trail Planning

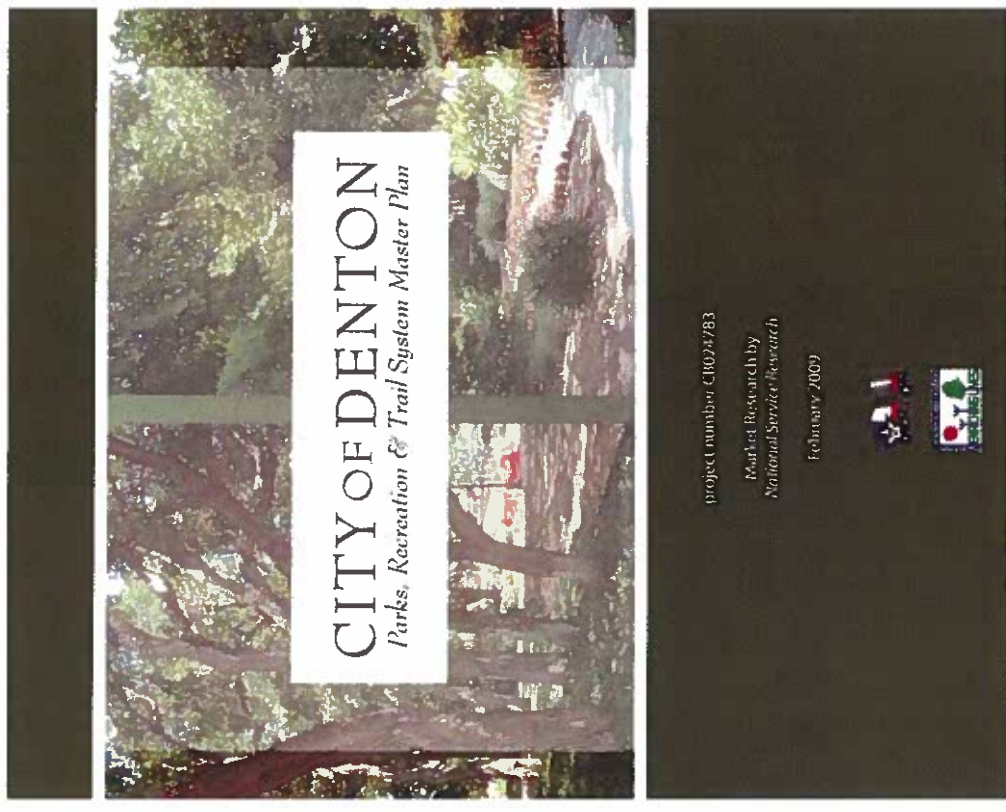
Seagoville Trail System Master Plan -- Seagoville, TX

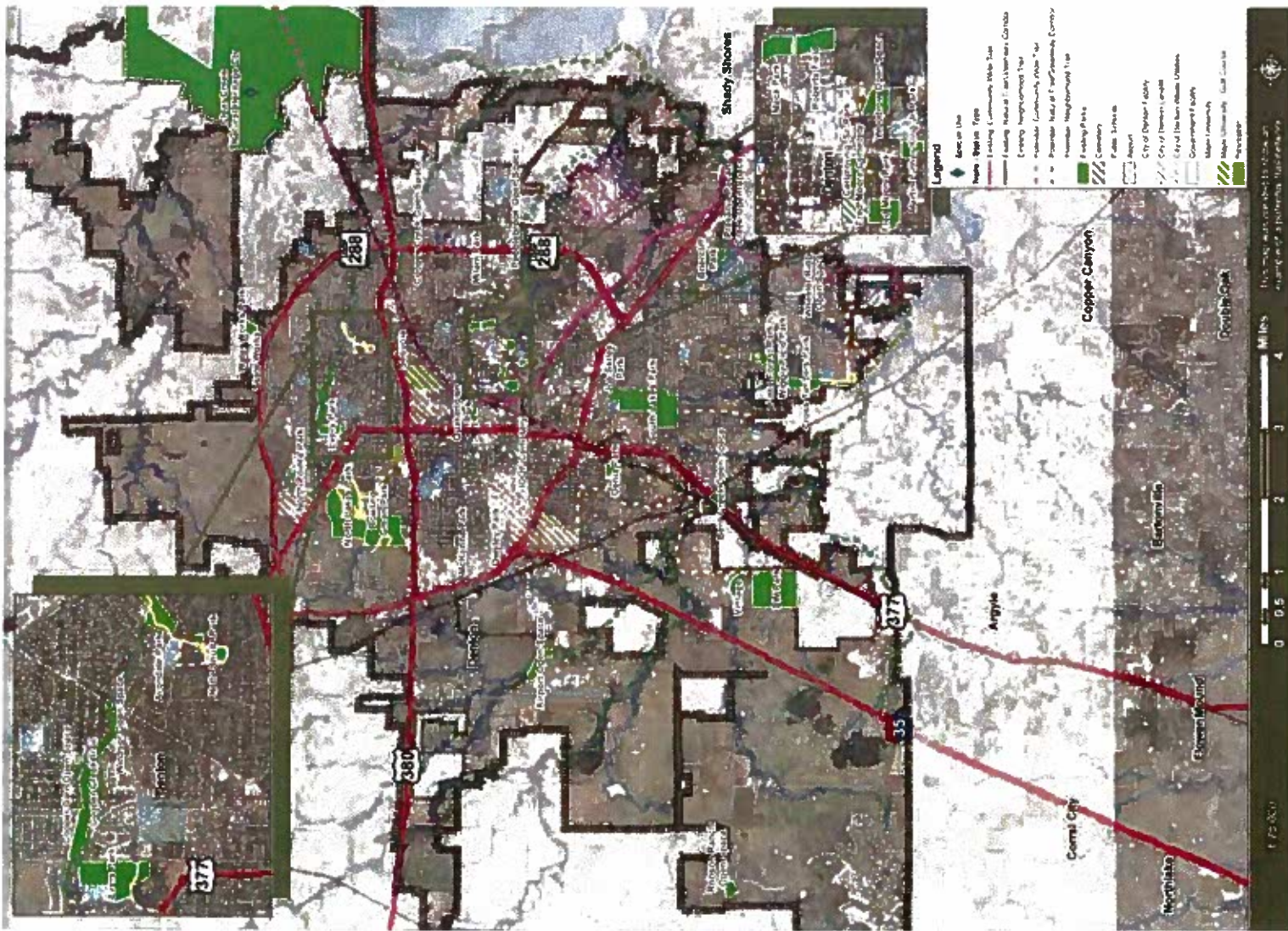
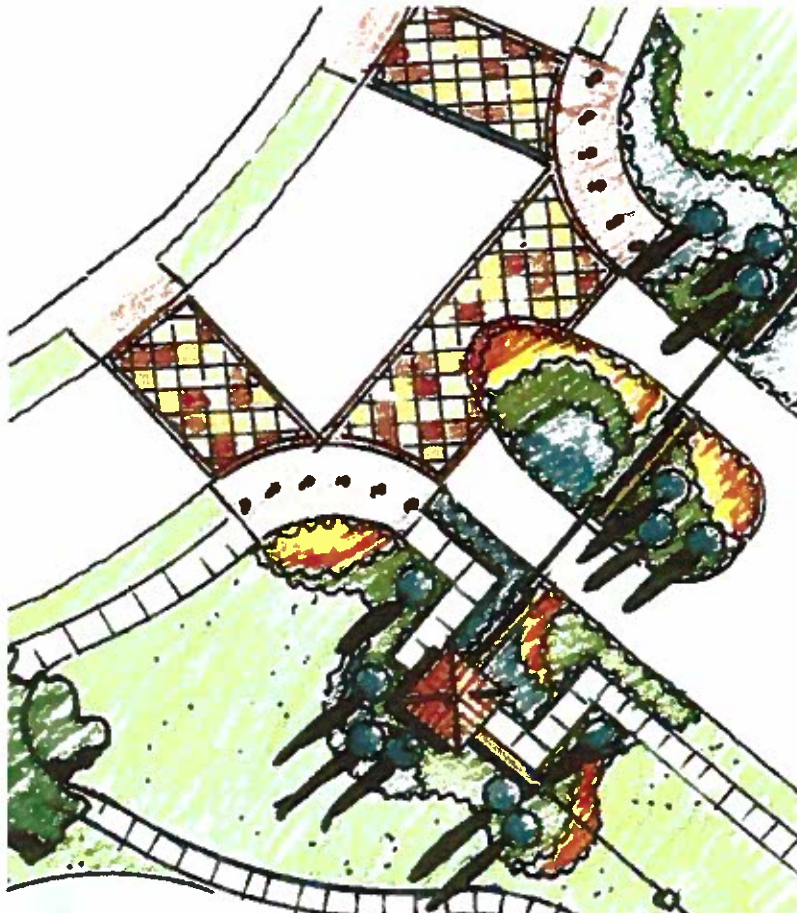
City of Seagoville *Trail System Master Plan*



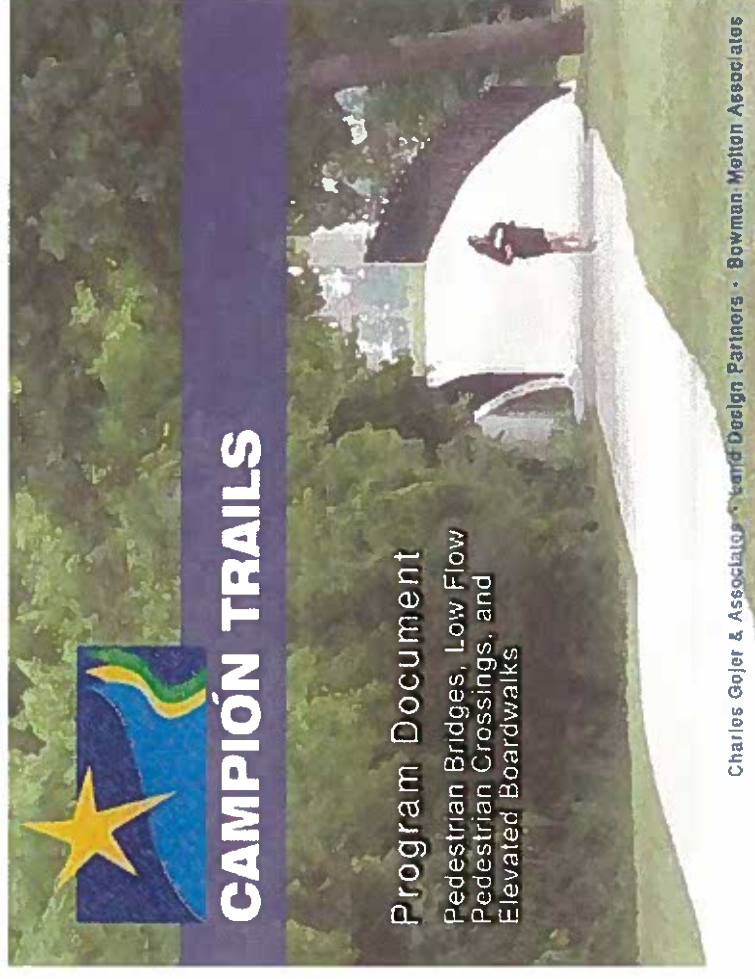
Project Number C-101150
October 2015

Denton Parks, Recreation & Trail Master Plan -- Denton, TX



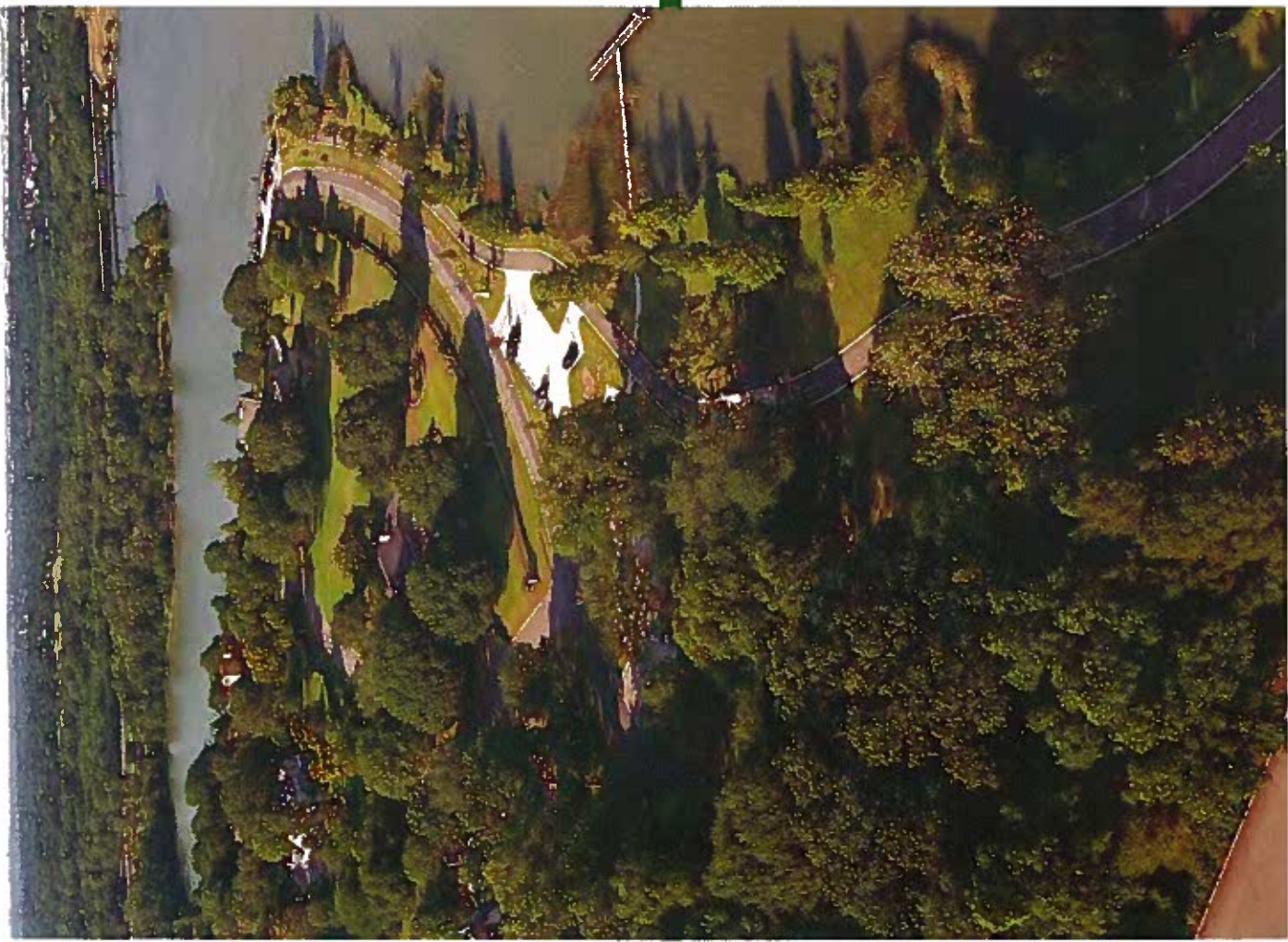
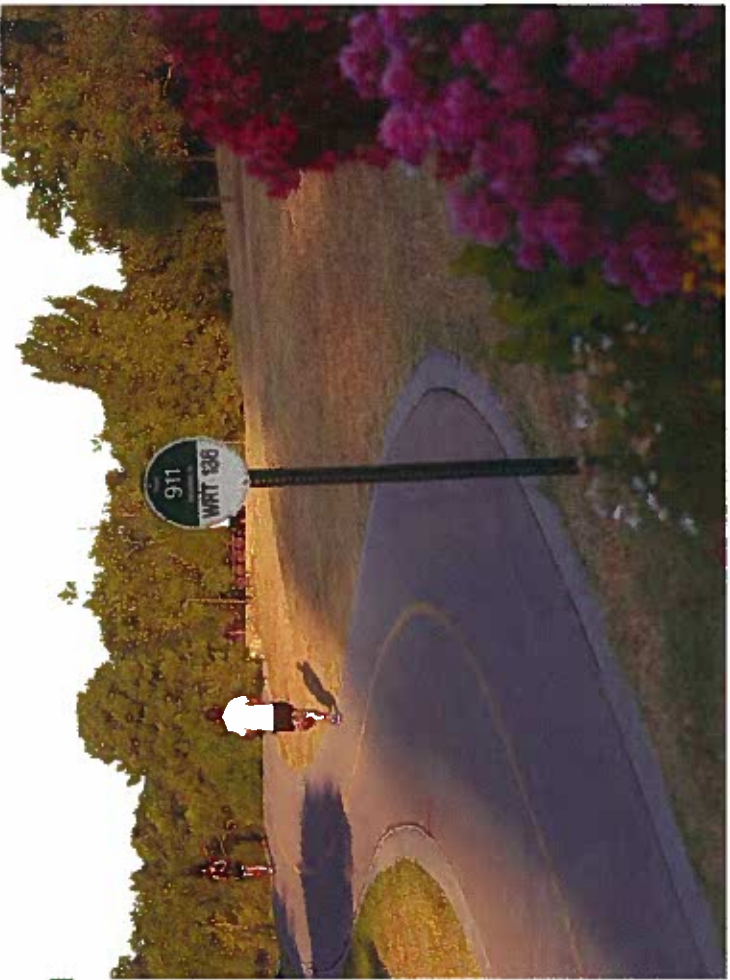


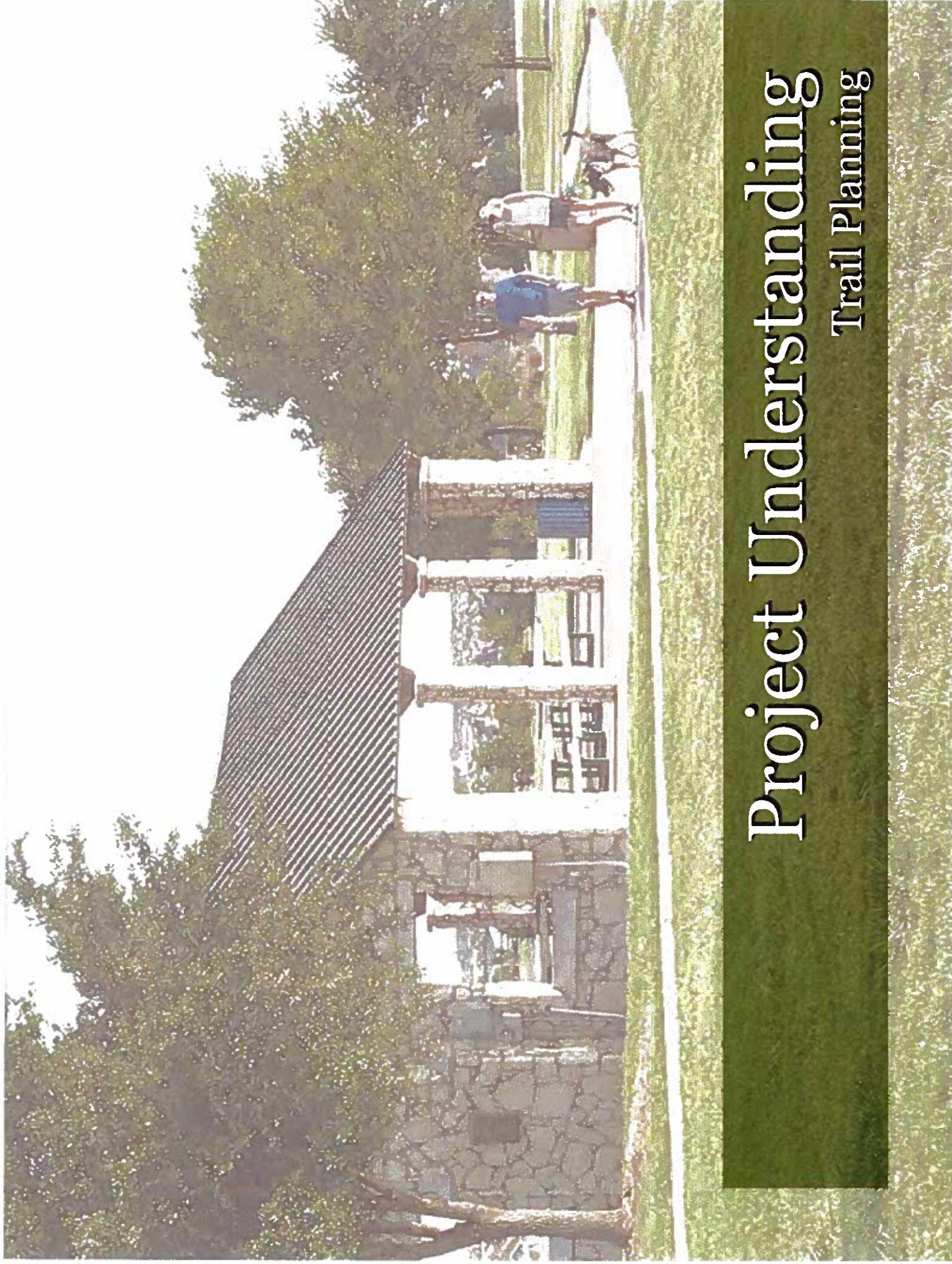
Campion Trails -- Irving, TX



White Rock Lake Park -- Dallas, TX







Project Understanding

Trail Planning

Spurensuchung für's Gold

Neighborhood Park Master Plans and Trails Master Plan



City of Wylie, Texas

02.22.11

Strategic Policy



Open
Space

Parks &
Facilities

Strategic Policy

Park Site A



Park Site B



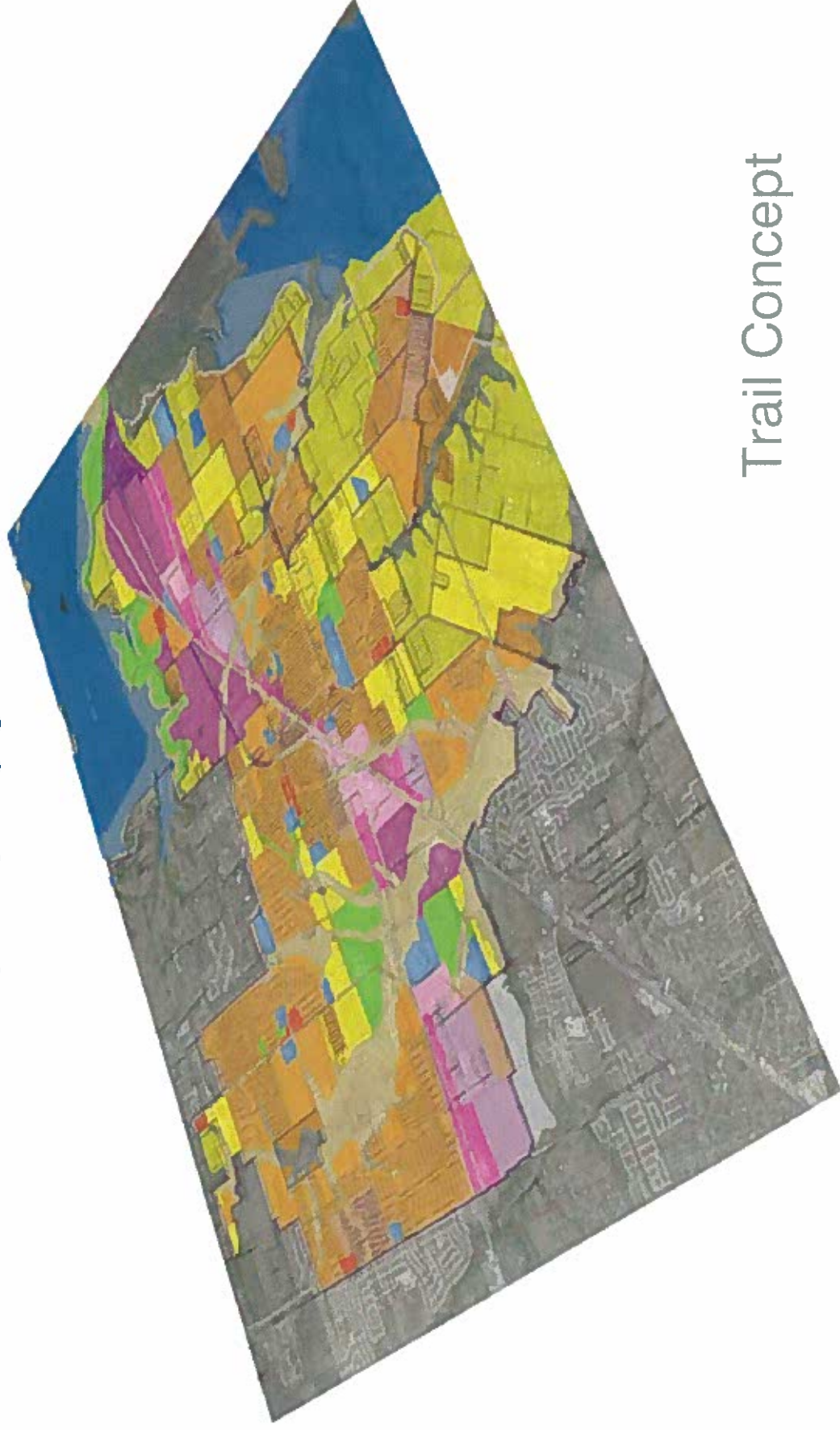
**Embrace
the
Lakes**

**Open
Space**

**Parks &
Facilities**

Strategic Policy

Embrace the Lakes



Trail Concept

Park Site A



Embrace the Lakes

Park Site A Analysis and Concept

Park Site B



Embrace the Lakes

Park Site B Analysis and Concept

ITP^{INC} TEAGUE NALL AND PERKINS

Civil Engineering | Surveying | Landscape Architecture | Planning





Wylie City Council

AGENDA REPORT

Meeting Date: January 31, 2011
Department: Public Services
Prepared By: Mike Sferra
Date Prepared: February 22, 2011

Item Number: 2.
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: 1.

Subject

Consider, and act upon, ranking of the finalist design firms and authorizing the City Manager to negotiate a contract beginning with the top-ranked firm(s) for the Neighborhood Parks Master Plan and Trails Master Plan.

Recommendation

Motion to rank the finalist design firms and authorize the City Manager to negotiate a contract beginning with the top-ranked firm(s) for the Neighborhood Parks Master Plan and Trails Master Plan.

Discussion

Funds for developing a Neighborhood Parks Master Plan and Trails Master Plan were included in the annual budget for fiscal year 2011.

Staff is requesting council to rank the design firm finalists in the order of preference. Should the City Council select a design firm for each project, then the City Manager will initiate negotiations relative to scope, services, fee and payment schedules with the top-ranked firm. If a tentative agreement is reached, then the City Manager will return with a contract for City Council consideration and possible action. If a tentative agreement cannot be reached with the top ranked firm, then negotiations will begin with the second ranked firm, until a tentative agreement can be reached and a contract can be brought to the City Council.

Approved By

Department Director
City Manager

Initial
MS

Date

01/31/2011

MS

2/17/11

PARKS DESIGN FIRM EVALUATIONS

Trail Master Plan						
Firm	M. Sferra	R. Diaz	J. Ward	G. Robas	TOTAL	Average
Lochner	96	88	98	65	347	86.75
Teague Nall & Perkins	85	95	88	80	348	87
Land Design	89	93	85	85	352	88
Huitt-Zollars	80	82	60	68	290	72.5
Half	65	75	60	65	265	66.25
MHS	65	75	95	83	318	79.5
La Terra	60	70	63	65	258	64.5

Neighborhood Parks Master Plan						
Firm	M. Sferra	R. Diaz	J. Ward	G. Robas	TOTAL	Average
Lochner	86	90	85	88	349	87.25
Teague Nall & Perkins	88	95	90	83	356	89
Land Design	88	95	75	82	340	85
Huitt1Zollars	75	95	70	82	322	80.5
Half	65	90	60	65	280	70
MHS	75	80	90	65	310	77.5
La Terra	66	80	75	54	275	68.75



Wylie City Council

AGENDA REPORT

Meeting Date:	February 22, 2011	Item Number:	3.
Department:	Planning		(City Secretary's Use Only)
Prepared By:	Renae' Ollie	Account Code:	
Date Prepared:	February 16, 2011	Budgeted Amount:	
		Exhibits:	8

Subject

Hold a Public Hearing and consider, and act upon, amending PD 2000-22B & Concept Plan of the Estates of Creekside to decrease the front yard setback with the purpose of increasing the width of the main collector road into the subdivision and to delete 0.9 acres of ETJ land included in current PD, generally located south of Parker Road and approximately ½ mile west of Country Club Road. **ZC 2011-02**

Recommendation

Motion to approve an amendment to PD 2000-22B & Concept Plan of the Estates of Creekside to decrease the front yard setback with the purpose of increasing the width of the main collector road into the subdivision and to delete 0.9 acres of ETJ land included in current PD, generally located south of Parker Road and approximately ½ mile west of Country Club Road. **ZC 2011-02**

Discussion

Owner: Gary DeFrain, Campbell Wylie Partners

Applicant: Campbell Wylie Partners

The subject tract was part of a Planned Development approved on March 27, 2001 in order to develop a master planned residential community. A Preliminary Plat has since expired and will be resubmitted in the near future pending approval of the subject PD Amendment.

The intent of the amendment is to increase the main north/south route to a collector street and to add alleys to prevent any direct driveway access onto the collector. With these proposed additions, the applicant cannot meet the language of PD 2000-22B that requires all garages to be side-loaded and a minimum front yard setback of 30 feet for Tract A lots and 35 feet for Tract B lots.

The owner/applicant is requesting that the front yard minimum setback be reduced to 25' for Tract A lots, and 30' for Tract B lots. The requested reduction is in conformance with the current SF-10/24 zoning district front building line of 25'.

The currently approved PD Conditions set forth the development design standards of the subdivision. The original conditions allow for a roof pitch of 6:12 with no like house elevation within 5 lots to each other on both sides of the street. The amended conditions call for a roof pitch of 8:12 with no like elevation within 7 lots of each other on both sides of the street, both which would be in conformance with the current zoning ordinance.

In addition, the applicant has removed the clause that All garage doors shall be side loaded except if minimum 25 feet behind front building line. Front load garage allowed on side street corner lot. However, no dwelling will have a garage door that faces the main collector street (Street A).

The minimum dwelling size for Tract "A" remains as 2,000 s.f., exclusive of garages, breezeways and porches. The minimum dwelling size for Tract "B" remains as 2,400 s.f., exclusive of garages, breezeways and porches. The minimum dwelling size for single-family residential in the current ordinance is 2,400 s.f.

In addition, the typical lot size for Tract "A" lots increases from 10,000 s.f. to 10,200 s.f., and the typical lot size for all Tract "B" lots has a minimal decrease from 12,690 s.f. to 12,502 s.f.

The owner/applicant is dedicating 17 acres of parkland to the City and 2.5 acres to be owned and maintained by the HOA. This item was submitted to the Parks Board and was subsequently approved with the understanding that the developer will install improvements in the proposed parkland, and dedicate additional parkland located south of the development to Wylie, and will work in good faith with the Cities of Parker and Wylie to establish a connection through Parker to connect two trail segments located in Wylie.

Planning Commission Discussion

The Commission asked for clarification regarding the tree caliper of front yard trees. The applicant confirmed that in accordance with the Landscape Ordinance, all residential lots must have at least 2 front yard trees with a minimum of 3" caliper, for a total of 6". The developer would plant one tree that is 6" in caliper or at least two trees that are 3" caliper.

With no further questions for staff or the applicant and no comments from the audience, the Planning and Zoning Commission voted 7-0 to recommend approval.

Nine (9) notifications were mailed to property owners within 200 feet in accordance with State Law. No responses were received regarding the requested zoning amendment.

Approved By

Department Director

City Manager

Initial

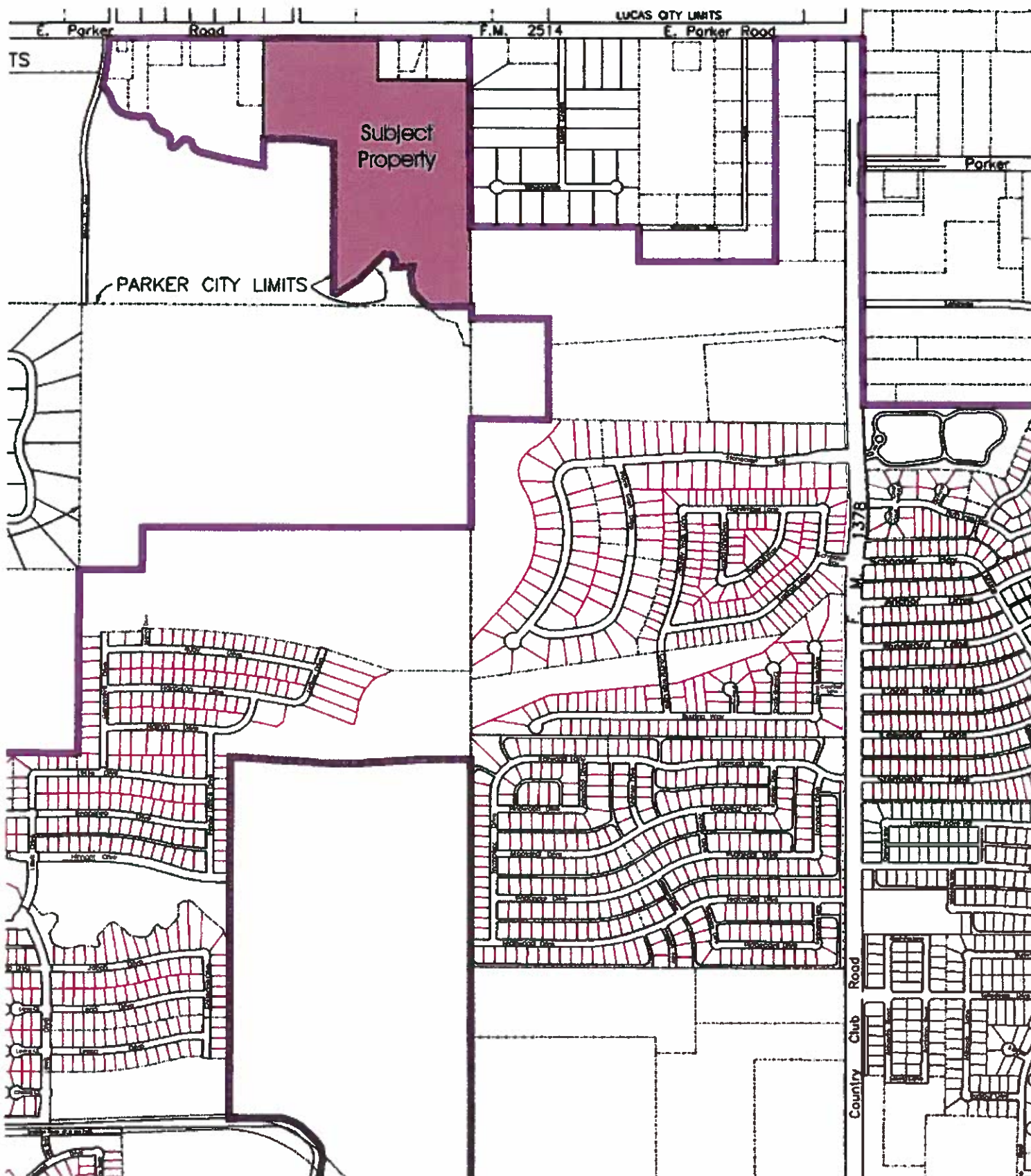
RO

Date

02/16/11

[Signature]

2/17/11



LOCATION MAP
ZONING CASE #2011-02

Exhibit "A"
Legal Description
Zone Case #2011-02

Being a 45.193 acre tract of land situated in the Lewis M. Marshall Survey, Abstract No. 594, Collin County, Texas, and being a portion of that called 47.8265 acre tract of land described in deed to Campbell/Wylie Partners recorded in Volume 4571, Page 1058, of the Deed Records of Collin County, Texas (DRCCT), and a portion of that called 209.3886 acre tract of land in deed to Campbell/Wylie Partners recorded in Collin County Clerk's File No. 98-0032454, DRCCT, said 45.192 acre tract of land being more particularly described by metes and bounds as follows:

Beginning at a 5/8-inch iron rod found for the northeast corner of said 47.8265 acre tract, same being the northwest corner of that called 0.908 acre tract of land described in deed to Mark Strange recorded in Collin County Clerk's File No. 93-0064862, DRCCT, and being in the southerly right-of-way line of Farm to Market Road No. 2514 (Parker Road), a 100 foot right-of-way;

THENCE South 01°17'01" East along the common line of said 47.8265 acre tract of land and said 0.908 acre tract of land, a distance of 294.36 feet (South 01°23'55" East, 294.30 feet, deed) to a 5/8-inch iron rod found for the southwest corner of said 0.908 acre tract of land;

THENCE South 89°04'04" East continuing along said common line, a distance of 133.18 feet (South 88°42'01" East, 132.52 feet, deed) to a 3/8-inch iron rod found for the southeast corner of said 0.908 acre tract of land, same being the southwest corner of that called 1.364 acre tract of land described in deed to Peggy Howe and Jim Lee Howe recorded in Collin County Clerk's File No. 96-0036052, DRCCT;

THENCE South 88°54'50" East along the common line of said 47.8265 acre tract of land and said 1.364 acre tract of land, at a calculated distance of 195.48 feet passing the southeast corner of said 1.364 acre tract of land same being the southwest corner of that called 2.0758 acre tract of land described in deed to Berkley Wm. Hotchkiss recorded in Volume 3012, Page 12, DRCCT continuing along the common line of said 47.8265 acre tract of land and said 2.0758 acre tract of land in all for a total distance of 493.09 feet (South 88°54'31" East, 492.79 feet, deed) to a 3/8-inch iron rod found for corner in the West line of DOVE CREEK MONROE ADDITION, 1st Installment, and unrecorded subdivision in Collin County, Texas;

THENCE along the common line of said 47.8265 acre tract of land and said MONROE ADDITION the following:

South 00°22'44" West, a distance of 98.0 feet crossing the approximate center line of Muddy Creek, continuing a total distance of 388.58 feet (South 00°16'37" West, 388.10 feet, deed) to a point for corner;

South 00°51'44" West, a distance of 82.88 feet (South 00°45'37" West, 82.78 feet, deed) to a point for corner;

South 11°16'16" East a distance of 47.32 feet (South 11°22'23" East, 47.26 feet, deed) to a point for corner;

South 00°58'16" East, a distance of 263.22 feet (South 01°04'23" East, 262.88 feet, deed) to a ½-inch iron rod found for corner;

South 00°53'28" East, a distance of 239.82 feet (South 00°51'23" East, 240.00 feet, deed) to a ½-inch iron rod found for corner;

South 00°32'48" East, a distance of 600.59 feet (South 00°30'04" East, deed) to a 5/8-inch iron rod found for the northeast corner of said 209.3886 acre tract of land;

THENCE South 00°20'57" East along an east line of said 209.3886 acre tract of land, a distance of 292.95 feet to a point for corner in the approximate centerline of Muddy Creek;

THENCE generally along the centerline meanders of Muddy Creek the following:

North 83°09'34" West, a distance of 47.23 feet to the point for corner;

North 20°51'22" West, a distance of 164.22 feet to the point for corner;

North 71°06'58" West, a distance of 129.88 feet to the point for corner;

North 43°56'00" West, at a distance of 119.40 feet passing the common line of said 209.3886 acre tract of land and said 47.8265 acre tract of land continuing in all for a total distance of 270.74 feet to a point for corner;

North 10°05'08" West, a distance of 120.72 feet to the point for corner;

North 15°19'47" East, a distance of 67.73 feet to the point for corner in the approximate centerline of Turner Branch;

THENCE generally along the centerline meanders of said Turner Branch the following:

South 85°37'20" West, a distance of 137.58 feet to a point for corner;

North 10°42'21" East, a distance of 50.29 feet to a point for corner;

North 30°05'11" West, a distance of 52.79 feet to a point for corner;

North 85°53'16" West, a distance of 52.53 feet to a point for corner;

South 42°01'37" West, a distance of 105.33 feet to a point for corner;

South 45°30'08" West, a distance of 143.31 feet to a point for corner;

South 56°50'48" West, a distance of 207.02 feet to a point for corner;

North 70°29'50" West, a distance of 20.42 feet to a point for corner in the west line of said 47.8265 acre tract of land same being the east line of that called 49.092 acre tract of land described in deed to Hugh L. Lewis recorded in Volume 706, Page 455, DRCCT;

THENCE along the common line of said 47.8265 acre tract of land and said 49.092 acre tract of land the following:

North 00°20'10" East, a distance of 1077.71 feet (North 00°06'40" East, 1095.95 feet deed) to a ½-inch iron rod found for corner;

North 82°49'54" West, a distance of 266.71 feet (North 82°53'36" West, 266.71 feet, deed) to a point for corner;

North 89°51'51" West, a distance of 252.35 feet (North 89°55'33" West, 252.35 feet, deed) to a point for corner in the east line of that called 3.00 acre tract of land described in deed to Gerald Lewis recorded in Volume 961, Page 597, DRCCT;

THENCE North 00°49'51" West, along the common line of said 47.8265 acre tract of land and said 3.00 acre tract of land at a calculated distance of 281.29 feet passing the most easterly northeast corner of said 3.00 acre tract of land same being the southeast corner of that called 2.00 acre tract of land described in deed to Alvin D. Duncan recorded in Volume 1359, Page 556, DRCCT, continuing along the common line of said 47.8265 acre tract of land and said 2.00 acre tract of land in all for a total distance of 721.83 feet (North 00°32'05" West, 721.29 feet, deed) to a ½-inch iron rod found for corner in the aforementioned southerly right-of-way line of Farm to Market Road No. 2514 (Parker Road);

THENCE North 89°46'53" East along said southerly right-of-way line, a distance of 858.57 feet (North 89°41'37" East, 859.26 feet, deed) to the POINT OF BEGINNING and CONTAINING a computed area of 1,968.544 square feet or 45.192 acres of land.

Save and Except that called 0.88 Tract of land which lies east of the centerline of Muddy Creek and which lies within the 209.3886 acre tract of land described above and as described in Exhibit "B: in City of Wylie Ordinance No. 97-15 which disannexed certain property but retained said 0.88 acres in the City of Wylie's ETJ, leaving a net area of 44.31 acres of land, more or less.

Exhibit "D"

AMENDED
PLANNED DEVELOPMENT DESIGN STANDARDS
ESTATES AT CREEKSIDE
City of Wylie

~~October 17, 2000~~ December 29, 2010

TRACT A - Single Family Residential Regulations

(Block A, Lots 1-22; Block B, Lots 1-8)

Area regulations.

(1) Size of yards

1. Front yard. There shall be a front yard having a depth of not less than ~~30~~ 25 feet as measured from the front property line.
2. Side yard. There shall be a side yard on each side of the lot having a width of not less than 10 feet in width. A side yard adjacent to a side street shall not be less than 20 feet.
3. Rear yard. There shall be a rear yard, a depth of not less than 25 feet.

(2) Size of lot.

1. Lot area. No building shall be constructed on any lot of less than 10,000 square feet.
2. Lot width. The minimum width as measured as the front building line of the lot shall not be less than 75 feet.
3. Lot depth. The minimum depth of the lot shall be not less than 100 feet.

(3) Minimum dwelling size. The minimum floor area of any dwelling shall be 2,000 square feet exclusive of garages, breezeways and porches.

(4) Additional Guidelines

1. Exterior Wall Materials - 100% of the dwelling's total exterior area, minus windows and doors, must be masonry veneer, such as brick or stone.
2. Roofs - Roofs must be covered with composition material of at least 240 lb weight shingle and have a minimum pitch of ~~6:12~~ 8:12.
3. Fences and Walls - Fences may not exceed 7 feet in height. Fences must be made of masonry, wood or architectural metal. The use of chain link fencing is prohibited. Railroad ties may not be used for a retaining wall visible from the street.
4. Screening - The owner of a lot must screen the following items from the view of the public and neighboring lots and dwellings, if any of these items exist on the lot:

Exhibit "D"

- A. Clotheslines
- B. Drying racks
- C. Hanging clothes, linens, rugs and textiles of any kind
- D. Yard maintenance equipment
- E. Wood piles and compost piles
- F. Accessory structures such as dog houses, gazebos, metal storage sheds and greenhouses
- G. Garbage can and refuse containers
- H. Roof mounted antenna

Plant material such as trees and bushes may be used for screening.

- 5. *House Elevation* - All plans shall be submitted and approved by the Architectural Control Committee. No like house elevation shall be constructed within 5-7 lots to each other on both sides of street. ~~All garage doors shall be side loaded except if a minimum 25 feet behind front building line. Front load garage allowed on side street for corner lot. All chimneys shall be enclosed.~~
- 6. *Landscaping* - The following minimum landscape features shall be installed prior to the initial occupancy:
 - A. Trees - a minimum of 6 inches in total diameter shall be installed in the front yard. This may be accomplished by one 6 inch tree or multiple trees whose diameters add up to at least 6 inches.
 - ~~B. Street Trees - Minimum of 1 3" caliper tree shall be planted between the sidewalk and the curb at all individual street frontages.~~
 - ~~C. Shrubs~~ - eighteen (18) 3 gallon shrubs across the front of the house.
 - ~~D. C. Grass~~ - solid sod from the front of home to the front curb.

TRACT B Single Family Residential Regulations

(Block A, Lots 23-3435; Block C, Lots 1-3; Block E, Lots 1-8; Block F, Lots 1-3)

Area regulations.

(1) *Size of yards*

- 1. *Front yard.* There shall be a front yard having a depth of not less than ~~35~~ 30 feet as measured from the front property line.
- 2. *Side yard.* There shall be a side yard on each side of the lot having a width of not less than 12 feet in width. A side yard adjacent to a side street shall not be less than 20 feet.
- 3. *Rear yard.* There shall be a rear yard, a depth of not less than 25 feet.

(2) *Size of lot.*

- 1. *Lot area.* No building shall be constructed on any lot of less than 12,500 square

Exhibit "D"

- feet.
2. Lot width. The minimum width as measured as the front building line of the lot shall not be less than 90 feet.
 3. Lot depth. The minimum depth of the lot shall be not less than 100 feet.
- (3) *Minimum dwelling size*. The minimum floor area of any dwelling shall be 2,400 square feet exclusive of garages, breezeways and porches.
- 4) **Additional Guidelines**
1. *Exterior Wall Materials* - 100% of the dwelling's total exterior area, minus windows and doors, must be masonry veneer, such as brick or stone.
 2. *Roofs* - Roofs must be covered with composition material of at least 240 lb weight shingle and have a minimum pitch of ~~6:12~~ 8:12.
 3. *Fences and Walls* - Fences may not exceed 7 feet in height. Fences must be made of masonry, wood or architectural metal. The use of chain link fencing is prohibited. Railroad ties may not be used for a retaining wall visible from the street. Architectural metal fencing required along the 100 year flood plain.
 4. *Screening* - The owner of a lot must screen the following items from the view of the public and neighboring lots and dwellings, if any of these items exist on the lot:
 - A. Clotheslines
 - B. Drying racks
 - D. Hanging clothes, linens, rugs and textiles of any kind
 - E. Yard maintenance equipment
 - F. Wood piles and compost piles
 - G. Accessory structures such as dog houses, gazebos, metal storage sheds and greenhouses
 - H. Garbage can and refuse containers
 - I. Roof mounted antenna

Plant material such as trees and bushes may be used for screening.

5. *House Elevation* - All plans shall be submitted and approved by the Architectural Control Committee. No like house elevation shall be constructed within ~~5-7~~ 7 lots to each other on both sides of street. ~~All garage doors shall be side loaded except if minimum 25 feet behind front building line. Front load garage allowed on side street for corner lot. All chimneys shall be enclosed.~~
6. *Landscaping* - The following minimum landscape features shall be installed prior to the initial occupancy:

Exhibit "D"

- A. Trees - a minimum of 6 inches in total diameter shall be installed in the front yard. This may be accomplished by one 6 inch tree or multiple trees whose diameters add up to at least 6 inches.
- ~~B. Street Trees - Minimum of 1 3" caliper tree shall be planted between the sidewalk and the curb at all individual street frontages.~~
- C.B. Shrubs - eighteen (18) 3 gallon shrubs across the front of the house
- D.C. Grass - solid sod from the front of home to the front curb.

Zoning Summary
Estates At Creekside
Wylie, Texas

Exhibit "E"

9/18/00 12/29/10

Tract	Area	Minimum Lot Area	No. Lots	Minimum Lot Width at B.L.	Minimum Lot Depth	Front B.L.	Side B.L.	Side B.L. at Corner	Rear B.L.	Minimum House Area
ROW Dedication	0.23 AC									
Single Family										
Tract A	10.28.2 AC	10,000 SF	3230	75'	100'	30'25'	10'	20'	25'	2,000 SF
Tract B	17.216.3 AC	12,500 SF	3233	90'	100'	35'30'	12'	20'	25'	2,400 SF
Single Family Total	27.424.5 AC		6463							
Open Space										
Tract C (City Park)	17.0 AC									
Tract D, D1, D2, D3 (HOA)	0.62.5 AC									
Open Space Total:	17.619.5 AC									
TOTAL AREA:	45.244.3 AC									

Density: Gross: 1.4 DU/AC Net: 2.32.6 DU/AC Tract A: Typical Lot Size = 80x12585'x120'; Tract B: Typical Lot Size = 94x13594'x133'

Summary:

Total Tract Area:	45.244.3 AC
ROW Dedication	0.23 AC
Single Family	27.424.5 AC
HQAJPark	17.619.5 AC

General Notes:

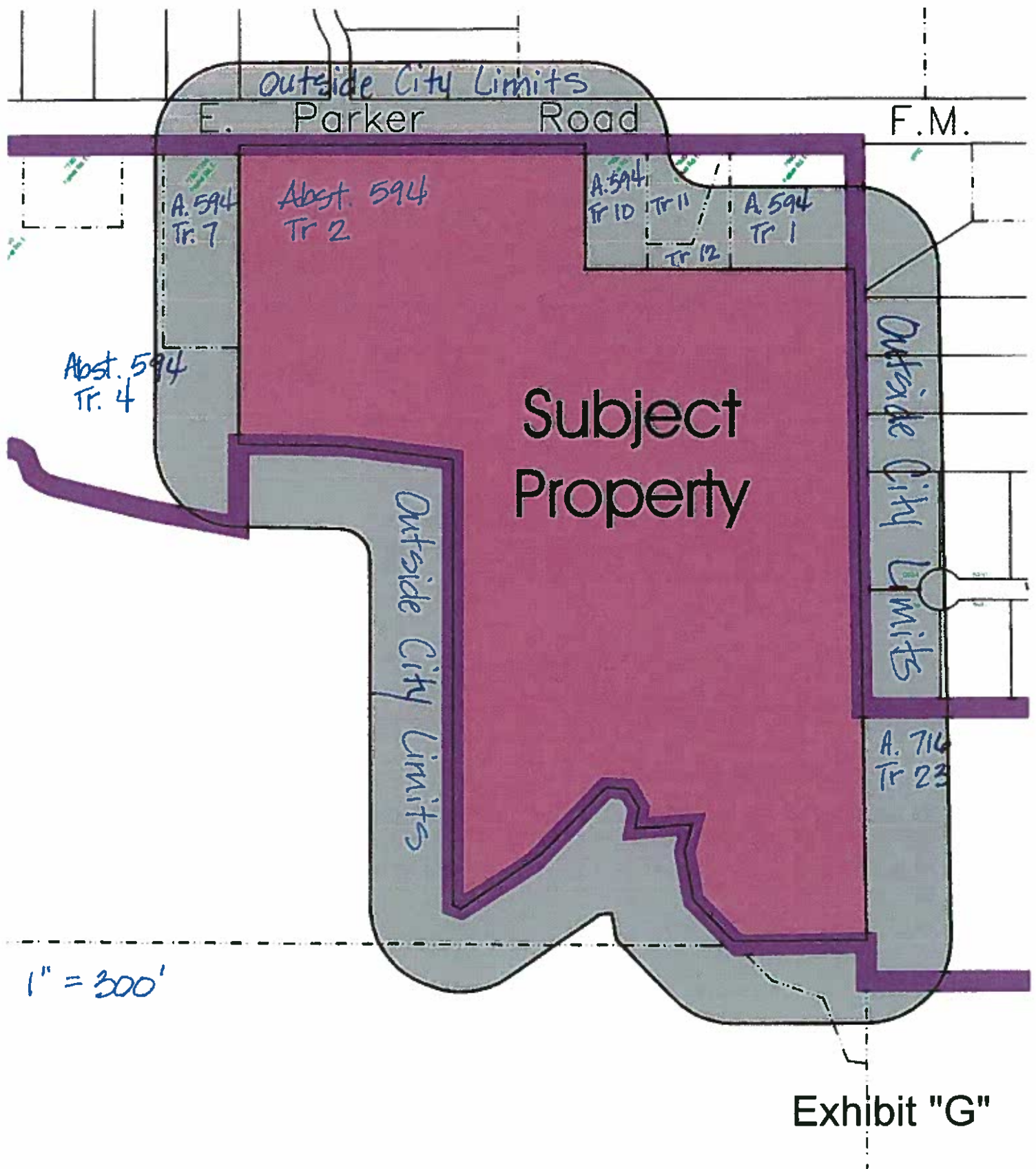
- 1) ~~25'~~ landscape area along Parker Road with curvilinear 4' sidewalk; 20' landscape area along Parker Road with curvilinear 4' sidewalk (D-1), D-2, D-3 and Street A medians to be maintained by HOA.
- 2) Minimum 6' masonry wall along Parker Road to be maintained by HOA.
- 3) Park area to include 8' trail, trail lighting, ~~and~~ park benches and parking lot.

NOTIFICATION REPORT

APPLICATION FILE 2011-02

APPLICANT: Gay Deftain with Campbell/Wylie Partners
8235 Douglas Avenue # 650 Dallas, Tx 75225

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant - Gay Deftain Campbell/Wylie Partners	8235 Douglas Avenue # 650 Dallas, Texas 75225
2	Abst. 594	Tract 1	R-6594-000-0010-1	Michael Benner	7960 E. Parker Road Allen, Texas 75002
3	Abst. 594	Tract 2	R-6594-000-0020-1	Campbell/Wylie Partners	8235 Douglas Avenue # 650 Dallas, Texas 75225
4	Abst. 594	Tract 4	R-6594-000-0040-1	Gerald Lewis	7730 E. Parker Road Allen, Texas 75002
5	Abst. 594	Tract 7	R-6594-000-0070-1	David Duncan	7750 E. Parker Road Allen, Texas 75002
6	Abst. 594	Tract 10	R-6594-000-0100-1	Kurt Strange	7900 E. Parker Road Allen, Texas 75002
7	Abst. 594	Tract 11	R-6594-000-0110-1	Stone Street Properties	6420 Brandon Court Plano, Texas 75093
8	Abst. 594	Tract 12	R-6594-000-0120-1	Stone Street Properties	6420 Brandon Court Plano, Texas 75093
9	Abst. 716	Tract 23	R-6716-001-0230-1	Alfred Monroe	2723 Wood Street Texarkana, Texas 75503
10					
11					
12					
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18					



OWNER NOTIFICATION MAP
ZONING CASE #2011-02



Wylie City Council

AGENDA REPORT

Meeting Date:	February 22, 2011	Item Number:	4.
Department:	Planning		(City Secretary's Use Only)
Prepared By:	Renae' Ollie	Account Code:	
Date Prepared:	February 16, 2011	Budgeted Amount:	
		Exhibits:	9

Subject

Hold a Public Hearing and consider, and act upon, amending Sections 2.09 & 2.10 of Ordinance 98-15 & Concept Plan of the Woodbridge Subdivision to increase the minimum dwelling size from 1,600 s.f. to 1,800 s.f. and to allow a minimum lot size of 5,500 s.f. **ZC 2011-01**

Recommendation

Motion to approve an amendment to Sections 2.09 & 2.10 of Ordinance 98-15 & Concept Plan of the Woodbridge Subdivision to increase the minimum dwelling size from 1,600 s.f. to 1,800 s.f. and to allow a minimum lot size of 5,500 s.f. **ZC 2011-01**

Discussion

Owner: Woodbridge Properties, LLC

Applicant: Herzog Development Corporation

The subject property is part of the larger mixed use Woodbridge Planned Development (PD 98-15), which consists of single-family residential of varying densities, multifamily residential, a golf course, parks, commercial, a school site, and common open spaces. The entire Planned Development is 921 acres in size, of which approximately 409 acres and 1,650 single-family lots of the PD are located within the Sachse city limits. The portion of the PD located within the Wylie city limits is approximately 512 acres in size and includes a golf course, a school site, common and public open spaces, and approximately 980 single-family residential lots (SF-5.5, SF-7.2 and SF-8.4).

The Overall Concept Plan was approved by the City Council as part of the original Planned Development (PD 1998-15) on June 9, 1998, but did not serve as an approved Preliminary Plat and each subsequent phase must have a Development Plan/Preliminary Plat approved by the Planning and Zoning Commission and City Council.

The intent of the subject amendment is to allow for a minimum lot size of 5,500 sq. ft. in order to provide for an increase in the minimum dwelling size from 1,600 s.f. to 1,800 s.f. on the remaining 24.381 acres. The subject tract is south of Woodbridge Phases 10D & 9, and located both within Dallas & Collin Counties. The main entrance is from Creek Crossing Lane, which intersects with Sachse Road.

This amendment would only affect those lots platted after the approval date of this amendment.

As proposed, the development would yield 111 single family residential lots and three lots owned and maintained by the HOA designated as open space. A 60' wide R.O.W. has been added to allow for additional

ingress/egress into this phase.

The currently approved PD Conditions set forth the development design standards of the subdivision. The original conditions for the subject tract allow for a minimum lot size of 8,400 s.f, whereas the proposed amendment would allow lot sizes of 5,500 s.f.

Lots to the north (Phase 10D) are comprised of a minimum of 8,400 s.f. lots with a minimum dwelling size of 1,600 s.f. while Phase 9 ranges in size from a minimum of 5,500 s.f. to over 7,500 s.f. with a minimum dwelling size of 1,200 s. f., exclusive of garages, breezeways and porticos.

The attached Exhibit "E" indicates a comparison of the original PD and the proposed PD Conditions. The density for this phase increases from 3.56 dwelling units per acre (du/ac) to 5.53 du/ac, while the overall density decreases slightly from 2.16 du/ac to 2.12 du/ac.

Section 2.10.c states that a minimum ratio of 7 interior lots shall be developed for each golf course lot. This line item is not applicable to this amendment, as no lots are adjacent to the golf course. Section 2.10.d in regards to readjustment of city limit boundaries is not applicable to this amendment as there are no 9,000 s.f. lots within the subject tract.

The proposed amendments separate the dwelling sizes on a percent of all lots. However, it is not known at this time whether the lots will be Patio Homes (zero-lot line) or Single Family detached. The PD Conditions set forth the minimum allowed for each dwelling type.

The existing water feature which separates the proposed lots west of Creek Crossing from those lots within Phase 10 along Parke Lake Drive will remain.

Planning Commission Discussion

With no questions for staff or the applicant and no questions from the audience, the Planning and Zoning Commission voted 7-0 to recommend approval.

Thirty-Six (36) notifications were mailed to property owners within 200 feet in accordance with State Law. Two responses were received opposing the request and three responses in favor of the requested zoning amendment.

Approved By

Initial
RO

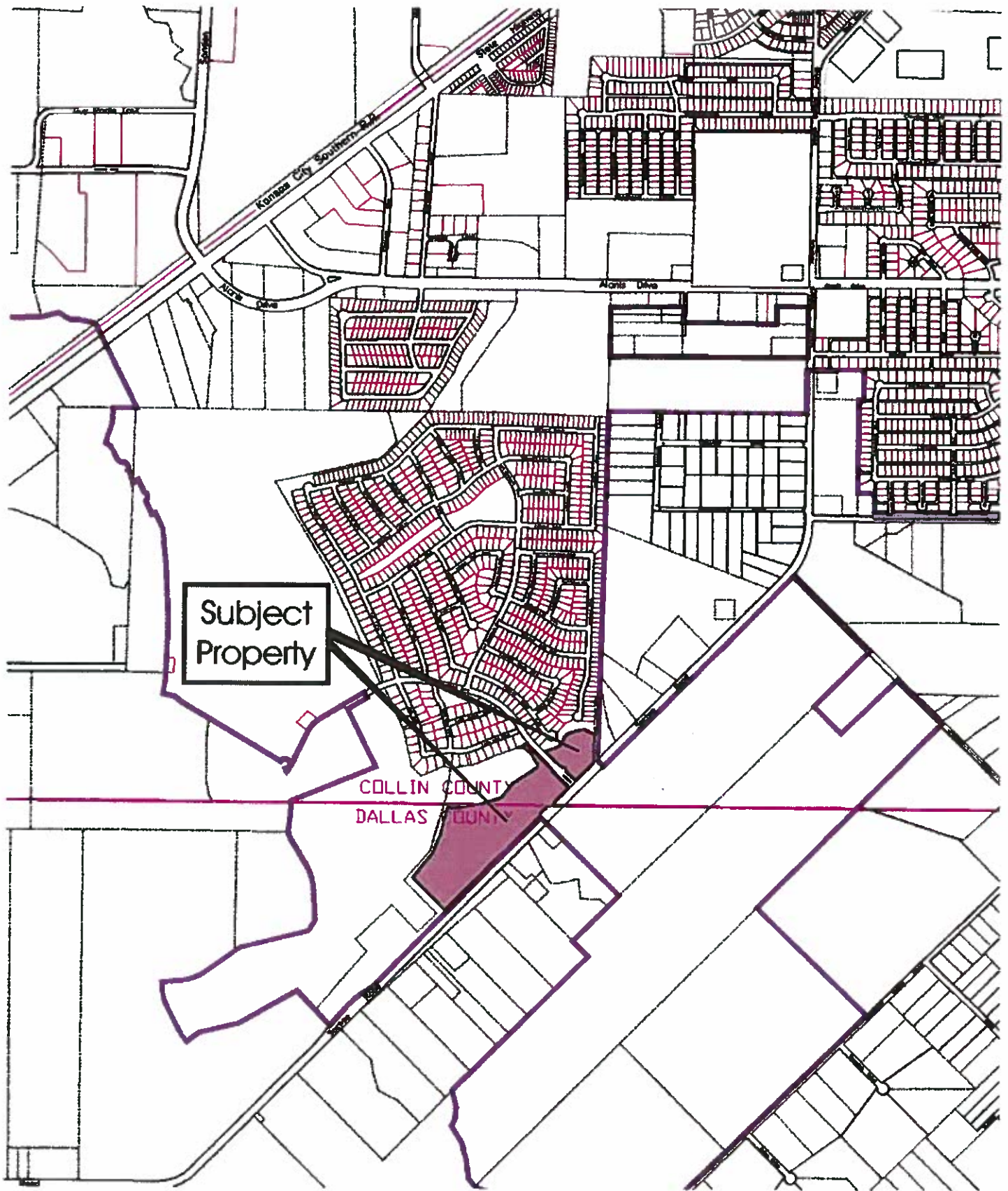
Date
02/16/11

Department Director

City Manager

[Signature]

2/17/11



LOCATION MAP
ZONING CASE #2011-01

Exhibit "A"
Legal Description
Zone Case #2011-01

LEGAL DESCRIPTION
20.788 ACRES

BEING a tract of land situated in the Richard D. Newman Survey, Abstract No. 660, Collin County, and the Richard D. Newman Survey, Abstract No. 1072, Dallas County, City of Wylie, Texas and being part of a tract described in deed to Woodbridge Properties, LLC recorded in Clerk's File No. 2001-0127082, Land Records of Collin County, Texas and in Volume 2001195, Page 4662, Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the northwest right-of-way line of Sachse/Ballard Road (a variable width right-of-way) and the southwest right-of-way line of Creek Crossing Lane (a variable width right-of-way);

THENCE with said northwest right-of-way line, the following courses and distances:

South 45° 02' 46" West, a distance of 226.90 feet to a point for corner;
North 87° 55' 14" West, a distance of 27.68 feet to a point for corner;
South 45° 31' 03" West, a distance of 338.72 feet to a point for corner;
South 46° 13' 42" West, a distance of 1152.84 feet to a point for corner;

THENCE departing said northwest right-of-way line, the following courses and distances:

North 43° 46' 18" West, a distance of 467.66 feet to a point for corner;
North 40° 07' 22" East, a distance of 333.04 feet to a point for corner;
North 23° 55' 28" East, a distance of 180.02 feet to a point for corner;
North 16° 47' 37" East, a distance of 292.11 feet to a point for corner;
North 05° 23' 18" East, a distance of 13.21 feet to a point for corner;
South 87° 50' 21" East, a distance of 123.52 feet to a point for corner;
North 83° 10' 34" East, a distance of 139.67 feet to a point for corner;
North 74° 35' 48" East, a distance of 90.78 feet to a point for corner;
North 72° 50' 28" East, a distance of 191.16 feet to a point for corner;
North 38° 23' 26" East, a distance of 137.61 feet to a point for corner;
North 54° 45' 28" East, a distance of 133.34 feet to a point for corner;
North 56° 26' 46" East, a distance of 171.40 feet to a point for corner;
North 29° 33' 16" West, a distance of 110.13 feet to a point for corner;
North 56° 45' 27" West, a distance of 89.77 feet to a point for corner;
North 87° 36' 36" West, a distance of 58.38 feet to a point for corner in the south line of Block Q, Woodbridge Phase 10D, an addition to the City of Wylie, Collin County, Texas according to the plat recorded in Cabinet 2006, Page 590, Map Records of Collin County, Texas;

THENCE with said south line, North 69° 27' 51" East, a distance of 13.46 feet to a point for corner in said southwest right-of-way line of Creek Crossing Lane;

THENCE with said southwest right-of-way line, the following courses and distances:

North 61° 43' 38" East, a distance of 115.09 feet to a point for corner at the beginning of a curve to the left having a central angle of 03° 44' 03", a radius of 830.00 feet, a chord bearing and distance of South 43° 05' 12" East, 54.08 feet; In a southeasterly direction, with said curve to the left, an arc distance of 54.09 feet to a point at the end of said curve;

South 44° 57' 14" East, a distance of 247.52 feet to a point for corner;

South 38° 05' 43" East, a distance of 83.74 feet to a point for corner;

South 44° 57' 14" East, a distance of 217.13 feet to the **POINT OF BEGINNING** and containing 20.788 acres or 905,520 square feet of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

LEGAL DESCRIPTION
3.593 ACRES

BEING a tract of land situated in the Richard D. Newman Survey, Abstract No. 660, Collin County, City of Wylie, Texas and being part of a tract described in deed to Woodbridge Properties, LLC recorded in Clark's File No. 2001-0127082, Land Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the northwest right-of-way line of Sachse/Ballard Road (a variable width right-of-way) and the northeast right-of-way line of Creek Crossing Lane (a variable width right-of-way);

THENCE with said northeast right-of-way line, the following courses and distances:

North 44° 57' 14" West, a distance of 140.00 feet to a point for corner;
North 45° 02' 46" East, a distance of 15.50 feet to a point for corner;
North 44° 57' 14" West, a distance of 50.00 feet to a point for corner;
South 45° 02' 46" West, a distance of 15.50 feet to a point for corner;
North 44° 57' 14" West, a distance of 25.90 feet to a point for corner;
North 51° 46' 40" West, a distance of 84.16 feet to a point for corner;
North 44° 57' 14" West, a distance of 132.53 feet to a point for corner; said point being the southernmost corner of Lot 16, block A, Woodbridge Phase 9, an addition to the City of Wylie, Texas according to the plat recorded in Cabinet Q, Page 372, Map Records of Collin County, Texas;

THENCE departing said northeast right-of-way line and with the south line of said Lot 16, Block A, the following courses and distances:

North 63° 15' 03" East, a distance of 28.88 feet to a point for corner;
North 74° 31' 05" East, a distance of 33.34 feet to a point for corner;
North 64° 54' 35" East, a distance of 85.13 feet to a point for corner at the beginning of a curve to the left having a central angle of 47° 01' 38", a radius of 100.00 feet, a chord bearing and distance of North 41° 23' 45" East, 79.79 feet; In a northeasterly direction, with said curve to the left, an arc distance of 82.08 feet to a point at the end of said curve;
North 17° 52' 56" East, a distance of 13.54 feet to a point for corner at the beginning of a curve to the right having a central angle of 54° 35' 13", a radius of 100.00 feet, a chord bearing and distance of North 45° 10' 33" East, 91.71 feet; In a northeasterly direction, with said curve to the right, an arc distance of 95.27 feet to a point at the end of said curve;
North 72° 28' 09" East, a distance of 108.48 feet to a point for corner at the beginning of a curve to the right having a central angle of 47° 11' 49", a radius of 100.00 feet, a chord bearing and distance of South 83° 55' 56" East, 80.07 feet; In a southeasterly direction, with said curve to the right, an arc distance of 82.37 feet to a point at the end of said curve;

South 60° 20' 02" East, a distance of 75.49 feet to a point for corner in the said northwest right-of-way line of said Sachse/Ballard Road;

THENCE with said northwest right-of-way line the following courses and distances:

South 01° 33' 40" West, a distance of 296.01 feet to a point for corner;
South 45° 02' 46" West, a distance of 261.82 feet to the **POINT OF BEGINNING**
and containing 3.593 acres or 156,530 square feet of land.

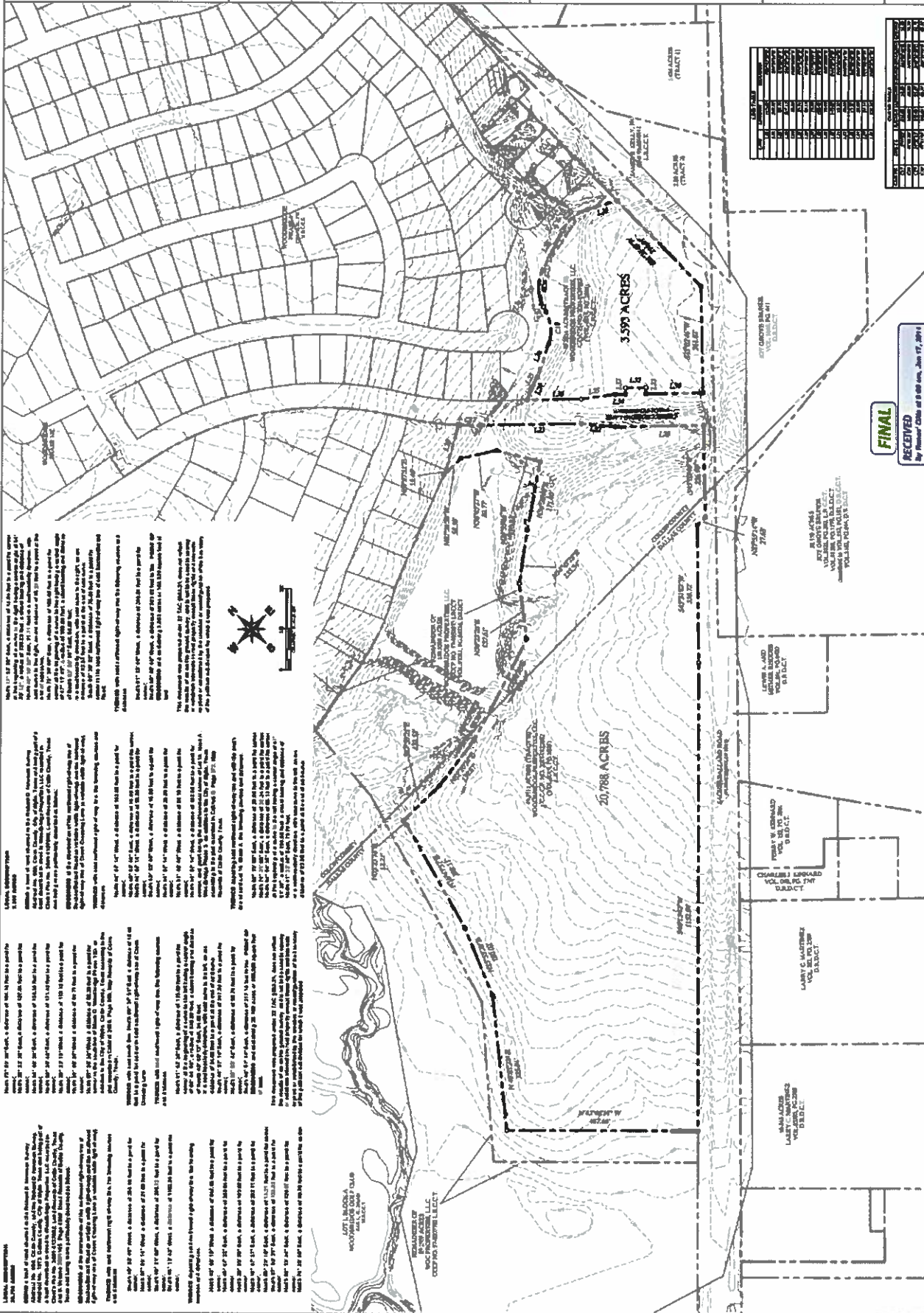
This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

[illegible]

FINAL

EXHIBIT "B"

EXHIBIT "B"



Amendment To
Exhibit "C"
PLANNED DEVELOPMENT DISTRICT
DEVELOPMENT STANDARDS
(Zoning Case 2010-01)

2.09 R-5.5 Single Family: The homes constructed on R-5.5 lots platted after the approval date of this Amendment to Exhibit "C" of Ordinance 98-15 are subject to the following:

- a. **Minimum Dwelling Size:** The minimum area of the main building, exclusive of garages, breezeways and porticos is as follows:

15% of the dwellings	1,800 square feet
40% of the dwellings	2,000 square feet
25% of the dwellings	2,400 square feet
20% of the dwellings	2,800 square feet

Building and area requirements for patio homes are as follows:

- a. **Minimum Dwelling Size:** The minimum area of the main building, exclusive of garages, breezeways and porticos is as follows:

40% of the dwellings	1,800 square feet
30% of the dwellings	2,000 square feet
20% of the dwellings	2,200 square feet
10% of the dwellings	2,400 square feet

2.10 General Requirements: The homes constructed on R-5.5 lots platted after the approval date of this amendment to Ordinance 98-15 are not subject to paragraphs c. and d. of this Section.

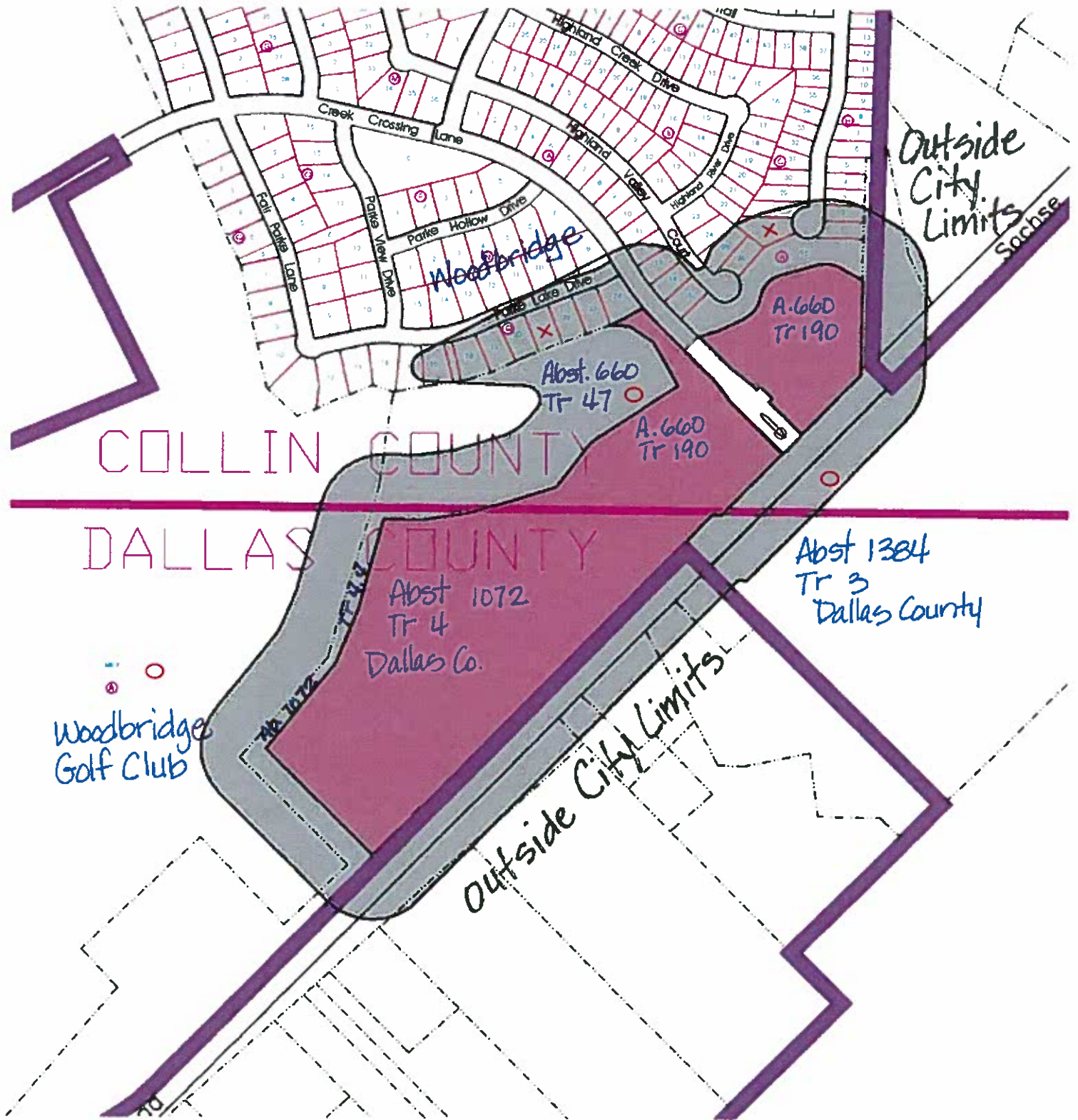
The attachment "Number of Lots by Lot Type" is revised as follows:

R-9.0	23	2.4%
R-8.4	71	7.4%
R-7.2	207	21.6%
<u>R5.5</u>	<u>659</u>	<u>68.6%</u>
Total	960	100.0%

EXHIBIT "E"

Comparison of PD 98-15

	<u>Original</u>	<u>Proposed</u>
Land Use	R-8.4	R-5.5
Min. Dwelling	1,600	1,800
# of lots by type R-9.0	23	23
# of lots by type R-8.4	137	71
# of lots by type R-7.2	279	207
# of lots by type R-5.5	541	659
# of lots in subject tract	74	111
Density this phase (du/ac)	3.56	5.53
Overall Denisty (du/ac)	2.16	2.12



OWNER NOTIFICATION MAP

ZONING CASE #2011-01

NOTIFICATION REPORT

APPLICANT: Don Herzog of Herzog Development Corp.
800 E. Campbell Road #130 Richardson, TX 75081

APPLICATION FILE 2011-01

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1		Woodbridge Addn		Applicant - Don Herzog Herzog Development Corp	800 E. Campbell Road #130 Richardson, Texas 75081
2	Blk A	lot 16	R-8740-00A-0160-1	Woodbridge #09 HOA Woodbridge IX Ltd	1800 Preston Park Blvd #240 Plano, Texas 75093
3	Blk H	lot 1	R-8740-00H-0010-1	Samuel Taylor	2137 Highland Drive Wylie, Texas 75098
4	Blk H	lot 2	R-8740-00H-0020-1	Gary White	2135 Highland Drive Wylie, Texas 75098
5	Blk H	lot 3	R-8740-00H-0030-1	Marcus Young	2133 Highland Drive Wylie, Texas 75098
6	Blk H	lot 11	R-8740-00H-0110-1	Troy Clasen	309 Highland Valley Court Wylie, Texas 75098
7	Blk H	lot 12	R-8740-00H-0120-1	Lucka Stanley	307 Highland Valley Court Wylie, Texas 75098
8	Blk H	lot 13	R-8740-00H-0130-1	Raul Garcia	305 Highland Valley Court Wylie, Texas 75098
9	Blk H	lot 14	R-8740-00H-1410-1	John Penn	303 Highland Valley Court Wylie, Texas 75098
10	Blk H	lot 15	R-8740-00H-1510-1	Christopher Plotke	301 Highland Valley Court Wylie, Texas 75098
11	Blk C	Woodbridge Addn lot 24	R-8740-00C-0240-1	Kelly Milles-Bowman	304 Highland Valley Court Wylie, Texas 75098
12	Blk C	lot 25	R-8740-00C-0250-1	Scott Doyle	302 Highland Valley Court Wylie, Texas 75098
13	Blk C	lot 26	R-8740-00C-0260-1	Karen Verri	300 Highland Valley Court Wylie, Texas 75098
14	Blk C	lot 27	R-8740-00C-0270-1	Jason Paimell	2136 Highland Drive Wylie, Texas 75098
15	Blk C	lot 28	R-8740-00C-0280-1	Thomas Blackwell	2134 Highland Drive Wylie, Texas 75098
16	Blk C	lot 29	R-8740-00C-0290-1	Troy Thomas	2132 Highland Drive Wylie, Texas 75098
17	Blk N	lot 8	R-9197-00N-0080-1	David Fatheree	300 Parke Lake Drive Wylie, Texas 75098
18	Blk N	lot 9	R-9197-00N-0090-1	Don Garland	302 Parke Lake Drive Wylie, Texas 75098

X

19	BLK N	Woodbridge Addn 10	R-9197-00N-0100-1	Richard Covington	304 Paite Lake Drive Wylie, Texas 75098
20	BLK N	Woodbridge Addn 11	R-9197-00N-0110-1	Lawrence Schiefer	306 Paite Lake Drive Wylie, Texas 75098
21	BLK Q	Woodbridge Addn Lot 15	R-9197-00Q-0150-1	David Black	317 Paite Lake Drive Wylie, Texas 75098
22	BLK Q	Woodbridge Addn 16	R-9197-00Q-0160-1	Mike Cobb	315 Paite Lake Drive Wylie, Texas 75098
23	BLK Q	Woodbridge Addn 17	R-9197-00Q-0170-1	Woodbridge #100 HOA Woodbridge X Ltd	1800 Preston Park Blvd #240 Plano, Texas 75093
24	BLK Q	Woodbridge Addn 18	R-9197-00Q-0180-1	Saulius Puzikas	313 Paite Lake Drive Wylie, Texas 75098
25	BLK Q	Woodbridge Addn 19	R-9197-00Q-0190-1	Anthony Mills	311 Paite Lake Drive Wylie, Texas 75098
26	BLK Q	Woodbridge Addn 20	R-9197-00Q-0200-1	Jared Lawew	309 Paite Lake Drive Wylie, Texas 75098
27	BLK Q	Woodbridge Addn 21	R-9197-00Q-0210-1	Christopher Havard	307 Paite Lake Drive Wylie, Texas 75098
28	BLK Q	Woodbridge Addn 22	R-9197-00Q-0220-1	Jack Secwright	305 Paite Lake Drive Wylie, Texas 75098
29	BLK Q	Woodbridge Addn 23	R-9197-00Q-0230-1	Megatel Homes, Inc.	5512 W. Plano Pkwy #300 Plano, Texas 75093
30	BLK Q	Woodbridge Addn 24	R-9197-00Q-0240-1	Chndy Coats	301 Paite Lake Drive Wylie, Texas 75098
31	BLK A	Woodbridge Golf Club Lot 1	Dallas County 942570000A0010000	WGC Properties	800 E. Campbell Road #130 Richardson, Texas 75081
32	Abst. 660	Tract 47	R-6660-000-0470-1	Woodbridge Properties, LLC	800 E. Campbell Road #130 Richardson, Texas 75081
33	Abst. 660	Tract 190	R-6660-000-0190-1	Woodbridge Properties, LLC	800 E. Campbell Road #130 Richardson, Texas 75081
34	Abst. 1072	Tract 4	Dallas County 65107282010040000	Woodbridge Properties, LLC	800 E. Campbell Road #130 Richardson, Texas 75081
35	Abst. 1072	Tract 4.4	Dallas County 65107282010040400	Woodbridge Properties, LLC	800 E. Campbell Road #130 Richardson, Texas 75081
36	Abst. 1384	Tract 3	Dallas County 65138456510030000	Wyle - FB Ltd Robert Bruner	1129 Dilworth Crescent Row Charlotte, NC 28203-4866

X

O

O

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
2000 Highway 78 North
Wylie, Texas 75098

☐ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2011-01.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2011-01.

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, February 1, 2011, 6:30 pm
Municipal Complex, 2000 Highway 78 North, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, February 22, 2011, 6:00 pm
Municipal Complex, 2000 Highway 78 North, Wylie, Texas

Name: CHRIS E LERAY HAVARD
(please print)

Address: 307 PARKE LAKE DR.
WYLIE, TX 75098

Signature: Chris E Leray Havard

Date: 1/6/11

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
2000 Highway 78 North
Wylie, Texas 75098

☐ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2011-01.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2011-01.

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, February 1, 2011, 6:30 pm
Municipal Complex, 2000 Highway 78 North, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, February 22, 2011, 6:00 pm
Municipal Complex, 2000 Highway 78 North, Wylie, Texas

Name:

Jason Parneil

(please print)

Address:

2136 Highland Dr

Wylie, TX 75098

Signature:



Date:

1/11/11

COMMENTS:

Before we purchase our home we checked to see
if area would be developed & was told it wouldn't
be. This is one of the contributing factors of purchasing
this spot. We were the first to have home built
in this division & didn't want to be surrounded by homes
or businesses. We vote no for zoning request.

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
2000 Highway 78 North
Wylie, Texas 75098

X

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I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2011-01.

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, February 1, 2011, 6:30 pm
Municipal Complex, 2000 Highway 78 North, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, February 22, 2011, 6:00 pm
Municipal Complex, 2000 Highway 78 North, Wylie, Texas

Name: Wylie-FB, Ltd by Robert B. Brecken president of GP
(please print)

Address: 2401 Sachse Road
Wylie Texas

Signature: [Signature]

Date: 01/12/11

COMMENTS:

Mailing Address is 1129 Dilworth Crescent Row
Charlotte NC 28203



PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
2000 Highway 78 North
Wylie, Texas 75098

☒ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2011-01.

☐ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2011-01.

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, February 1, 2011, 6:30 pm
Municipal Complex, 2000 Highway 78 North, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, February 22, 2011, 6:00 pm
Municipal Complex, 2000 Highway 78 North, Wylie, Texas

Name: WGC Properties, LLC
(please print)

Address: 8300 E. Campbell Road, Suite 130
Richardson, TX 75081

Signature: Donald P. Wray, Member

Date: 1/13/11

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
2000 Highway 78 North
Wylie, Texas 75098

☒ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2011-01.

☐ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2011-01.

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, February 1, 2011, 6:30 pm
Municipal Complex, 2000 Highway 78 North, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, February 22, 2011, 6:00 pm
Municipal Complex, 2000 Highway 78 North, Wylie, Texas

Name: Waxbarger Properties, LLC
(please print)

Address: 800 E. Campbell Road, Suite 130
Richardson, TX 75081

Signature: Donald T. Wexler, Member

Date: 1/13/11

COMMENTS:





Wylie City Council

AGENDA REPORT

Meeting Date: February 14, 2011
Department: Library
Prepared By: Rachel Orozco
Date Prepared: February 14, 2011

Item Number: 5.
(City Secretary's Use Only)
Account Code:
Budgeted Amount:
Exhibits: Ordinance and Policy

Subject

Consider, and act upon, Ordinance No. 2011-05; amending Ordinance No. 2009-12 (consolidated fees and charges/fee schedule ordinance). Exhibit "A", Section VIII (A) (Library Fees); Amending fax fees and interlibrary loan request fees; Adopting meeting room fees, providing for repealing, savings and severability clauses; providing for an effective date of this ordinance; and providing for the publication of the caption of this Ordinance.

Recommendation

Motion to approve Ordinance No. 2011-05; amending Ordinance No. 2009-12 (consolidated fees and charges/fee schedule ordinance). Exhibit "A", Section VIII (A) (Library Fees); Amending fax fees and interlibrary loan request fees; Adopting meeting room fees, providing for repealing, savings and severability clauses; providing for an effective date of this ordinance; and providing for the publication of the caption of this Ordinance

Discussion

The Library Board approved a meeting room policy for the new library. At the 800 Thomas Street location, the library had one room for public use. It was offered free of charge. In the new library, the Library Board recommends the following:

Meeting Room (Monday - Saturday).....	Users other than non-profit organizations: \$45.00 per hour, Non-refundable. non-profit 501(c)(3) organizations: \$30.00 per hour, non-refundable. Proof of non-profit status is required.
Meeting Room (Sunday).....	\$100 per hour for all users, non-refundable.
Conference Room (Monday – Saturday).....	Users other than non-profit organizations: \$20.00 per hour, non-refundable. Non-profit 501(c)(3) organizations: The Conference Room is free to non-profit organizations. Proof of non-profit status is required.

Conference Room (Sunday).....\$100 per hour for all users, non-refundable.

Foyer (Monday – Saturday).....Users other than non-profit organizations: \$40.00 per hour, non-refundable. Non-profit 501(c)(3) organizations: \$25.00 per hour, non-refundable. Proof of non-profit status is required.

Foyer (Sunday).....\$100 per hour for all users, non-refundable.”

The Library Board also reviewed the fax and interlibrary loan fees. Staff has researched and is recommending a self-serve fax station. This requires that the fees change from .50 per sheet to United States \$1.50, first page; \$1.00 additional pages and International, \$4.95 first page; \$3.45 additional pages.

The Interlibrary Loan fees will change from \$2.00 for postage to \$2.00 if the item is not picked up. This is more customer-friendly and streamlines work flow in the new library.

Approved By

Department Director

City Manager

Initial

RO

Date

1/14/2011

JTB

2/17/11

ORDINANCE NO. 2011-05

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS; AMENDING ORDINANCE NO. 2009-12 (CONSOLIDATED FEES AND CHARGES/FEE SCHEDULE ORDINANCE), EXHIBIT "A", SECTION VIII(A) (LIBRARY FEES); AMENDING FAX FEES AND INTERLIBRARY REQUEST FEES; ADOPTING MEETING ROOM FEES; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE.

WHEREAS, the City Council of the City of Wylie, Texas ("City Council") has determined that it is necessary and in the best interests of the City of Wylie to adopt the amendments to Exhibit "A", Section VIII(A) (Library Fees) of Ordinance No. 2009-12, as set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendment to Ordinance No. 2009-12 (Consolidated Fees and Charges/Fee Schedule Ordinance), Exhibit "A", Section VIII(A) (Library Fees). The faxing fees as set forth in Ordinance No. 2009-12, Exhibit "A", Section VIII(A), are hereby amended to read as follows:

"Fax:

United States..... \$1.50, first page; \$1.00 additional pages
International..... \$4.95 first page; \$3.45 additional pages"

SECTION 3: Amendment to Ordinance No. 2009-12 (Consolidated Fees and Charges/Fee Schedule Ordinance), Exhibit "A", Section VIII(A) (Library Fees). The interlibrary request fee as set forth in Ordinance No. 2009-12, Exhibit "A", Section VIII(A), is hereby amended to read as follows:

"Interlibrary Loan Request Fee..... \$2.00 (if material is not picked up)"

SECTION 4: Amendment to Ordinance No. 2009-12 (Consolidated Fees and Charges/Fee Schedule Ordinance), Exhibit "A", Section VIII(A) (Library Fees). Ordinance No. 2009-12, Exhibit "A", Section VIII(A), is hereby amended to include fees for reserving meeting rooms in the library, which shall read as follows:

"Meeting Room Fees:

Meeting Room (Monday - Saturday).....Users other than non-profit

	organizations: \$45.00 per hour, non-refundable. Non-profit 501(c)(3) organizations: \$30.00 per hour, non-refundable. Proof of non-profit status is required.
Meeting Room (Sunday).....	\$100 per hour for all users, non-refundable.
Conference Room (Monday – Saturday).....	Users other than non-profit organizations: \$20.00 per hour, non-refundable. Non-profit 501(c)(3) organizations: The Conference Room is free to non-profit organizations. Proof of non-profit status is required.
Conference Room (Sunday).....	\$100 per hour for all users, non-refundable.
Foyer (Monday – Saturday).....	Users other than non-profit organizations: 40.00 per hour, non-refundable. Non-profit 501(c)(3) organizations: \$25.00 per hour, non-refundable. Proof of non-profit status is required.
Foyer (Sunday).....	\$100 per hour for all users, non-refundable.”

SECTION 5: Savings/Repealing Clause. All provisions of Wylie Ordinance No. 2009-12 shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 6: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Wylie hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 7: Effective Date. This Ordinance shall become effective from and after its adoption.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS on this 22nd day of February, 2011.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary

Date of publication in *The Wylie News* – Wednesday, March 2, 2011

EXHIBIT "A"

Meeting Room Policy—Smith Public Library Approved by the Library Board January 10, 2011

A. Use of the Facilities

1. STATEMENT OF PURPOSE – MEETING SPACES

- a. The City of Wylie built the Rita and Truett Smith Public Library (“Smith Public Library” or “Library”) and has designated spaces in the Library to provide the citizens of the City of Wylie with several locations to convene and hold meetings.
- b. The Meeting Room, Conference Room, and foyer area of the Library (“Meeting Spaces”) may be reserved and used by citizens under the guidelines listed below and for educational, cultural, social, or training purposes only. Notwithstanding anything to the contrary, for-profit companies may reserve and use the meeting spaces for training purposes only.

2. GENERAL MEETING GUIDELINES

After the Library schedules its programs, other citizens may apply to use the Meeting Spaces. The Library Staff shall determine which applicants may use the Meeting Spaces on a first-come, first-serve basis and shall have final authority regarding use of the Meeting Spaces and/or cancellation or discontinuance of reservations.

- a. The Meeting Spaces are available from:

	Library Hours	Meeting Room Schedule
Monday	12pm-8pm	8am-8pm
Tuesday	12pm-8pm	8am-8pm
Wednesday	9am-6pm	8am-6pm
Thursday	12pm-8pm	8am-8pm
Friday	11am-5pm	8am-5pm
Saturday	9am-4pm	9am-4pm
Sunday	Closed	2pm-6pm

Time includes both set-up and break-down. Meetings must conclude at least fifteen minutes prior to the closing of the library or the designated time of the meeting.

- b. To use any Meeting Space, organizations must apply (48 hours before the scheduled meeting) in writing using the forms available at the library. Payment must be paid in full at the time of the application.

- All individuals/organizations/companies will be required to fill out an application. Applications will be kept on record for a minimum of one (1) year.
 - The Library limits standing reservations. Standing reservations for monthly meetings may be scheduled to a three-month time period; weekly meetings may be scheduled for a one-month time period. Applicants may reapply for use of the Meeting Space upon successful completion of the last reserved meeting.
 - Applications for Meeting Space use will be accepted up to 90 days prior to the date the room is needed. The 90 day mark is based on the date the application is submitted.
 - Cancellations must be made 48 hours in advance for a refund.
- c. Groups using the Meeting Spaces shall be responsible for setting up chairs, tables, and other equipment before the meeting, maintaining order during the meeting, taking down whatever they put up after the meeting, and seeing that the facility is neat and clean at the conclusion of the program. Groups are fully responsible for the cost of any and all damages based upon actual repair or replacement costs.
 - d. Groups may not charge admission, accept donations, nor take collections.
 - e. Groups may not sell, offer, create mailing lists, or in any way advertise merchandise or service.
 - f. Young people's groups must provide adequate supervision by adults.
 - g. The Library reserves the right to revoke a reservation if the program or gathering is disruptive to the Library's normal course of business or is in violation of the adopted Rules Governing the Use of the Library.
 - h. Those using the Meeting Spaces are required to keep noise to a minimum so that it does not disturb other library patrons.
 - i. Groups are responsible for providing their own equipment, other than chairs, tables, a lectern and audiovisual equipment.
 - j. Groups are responsible for enforcing the City's smoking ordinance, which does not permit smoking in any area of the library.
 - k. Groups must provide adequate protection for their program materials, exhibits, etc.
 - l. No materials may be tacked or posted in the Meeting Spaces. **Those organizations that violate this policy will be charged a damage fee assessed by city staff.**
 - m. Organizations will hold harmless the Library and the City of Wylie of any damage suffered because of or resulting from use of the Meeting Spaces or the Library.

- n. No reservation shall be legally binding. The Library Director may cancel any room reservation or display at any time, with or without cause.
- o. Permission to meet or display in the Library does not constitute endorsement by the Library, or the Wylie City Council of any aspect of a meeting or display. Library staff, however, reserves the right to attend or observe all meetings. Such attendance or observation shall not constitute endorsement.
- p. Meeting Spaces must be left clean and in good order after use.
- q. Non-profits must show proof of non-profit status to receive lower fee rates under this policy.

3. MEETING ROOM(S) -- OCCUPANCY

- a. The Fire Marshal periodically establishes maximum capacities for library Meeting Spaces.
- b. Meetings must not go over the posted occupancy rate.
- c. Refreshments may be served, but no alcoholic beverages are allowed.
- d. The Library Director shall annually review the library's needs for space and will allocate remaining space for the public following that determination.

4. FEES

a. Meeting Room

- Monday - Saturday:
 - Users other than non-profit organizations: \$45.00 per hour, non-refundable.
 - Non-profit 501(c)(3) organizations: \$30.00 per hour, non-refundable. Proof of non-profit status is required.
- Sunday:
 - \$100 per hour for all users, non-refundable.

b. Conference Room:

- Monday - Saturday:

- Users other than non-profit organizations: \$20.00 per hour, non-refundable.
- Non-profit 501(c)(3) organizations: The Conference Room is free to non-profit organizations. Proof of non-profit status is required.
- Sunday:
 - \$100 per hour for all users, non-refundable.

c. Foyer:

- Monday - Saturday:
 - Users other than non-profit organizations: \$40.00 per hour, non-refundable.
 - Non-profit 501(c)(3) organizations: \$25.00 per hour, non-refundable. Proof of non-profit status is required.
- Sunday:
 - \$100 per hour for all users, non-refundable.



February 22 , 2011

WYLIE CITY COUNCIL

WORK SESSION ITEMS

- **Discussion regarding Concealed Handgun License Policy for the Wylie Municipal Complex and Wylie Government Meetings.** *(Jeff Butters, Assistant City Manager)*
- **Discussion planning for new Municipal Complex Grand Opening.** *(City Council)*



Wylie City Council

AGENDA REPORT

Meeting Date: 02-22-2011
Department: CM
Prepared By: Jeff Butters
Date Prepared: 02-15-2011

Item Number: _____
Work Session
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: _____

Subject

Discussion regarding Concealed Handgun License Policy for the Wylie Municipal Complex and Wylie Government Meetings.

Recommendation

Determine whether or not to allow Concealed Handgun License Holders to carry handguns at Wylie City Council Meetings.

Discussion

CONCEALED HANDGUN LICENSE (CHL) – Policy City of Wylie Government meetings

BACKGROUND

The Need for updated policies.

The previous Wylie City Hall housed Municipal Court, because there was a court in the building Concealed carry was prohibited by law. Since there is no Court in the New City Hall concealed carry is now optional during City Council Meetings.

CHL selected statutes and rules:

Government Code CH 411

CH. 411 of the Government Code outlines the requirements for citizens to be eligible to apply for and receive a license to carry a concealed handgun. To briefly summarize, a person is eligible if they;

- + Are at least 21 years of age
- + Have not been convicted of a felony, are not (currently) charged with a Class A or Class B misdemeanor, are not a fugitive of a felony, Class A M, or Class B M, and have not been convicted of a Class A M, or a Class B M in the last five years.
- + Is not a chemically dependent person.

- + Is capable of exercising sound judgment in the use and storage of a handgun. (is not mentally ill or does not suffer from a psychiatric disorder)
 - + Is qualified under State and Federal law to purchase a gun.
 - + Is not delinquent in Child Support.
 - + Is not delinquent in any Taxes.
 - + Is not under a protective order or restraining order with respect to a spousal relationship.
- (This is a brief summary only, for a complete detailed explanation of these points please see Chapter 411.172 of the Texas Government Code)

A citizen whom meets these eligibility requirements and proves handgun proficiency by completing classroom and handgun (qualification) training may apply to the Texas Department of Public Safety for a CHL.

The Department of Public Safety must conduct a criminal history and background investigation.

If DPS determines that a citizen is eligible DPS will issue them a CHL.

Penal Code CH 30.06 (Trespass by holder of license to carry concealed handgun)

A license holder commits an offense If the license holder (1) carries a handgun under the authority of Subchapter H, Chapter 411, Government Code, on property of another without effective consent, and (2) received notice that:

- (A) entry on the property by a license holder with a concealed handgun was forbidden; or
- (B) remaining on the property with a concealed handgun was forbidden and failed to depart.

Communication can be oral or written

PC 30.06 outlines the exact language that must be contained if it is written;

“Pursuant to Section 30.06, Penal Code (trespass by holder of license to carry a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (concealed handgun law), may not enter this property with a concealed handgun”

and that it must be in both Spanish and English, appear in contrasting colors with block letters at least one inch in height, and must be displayed in a conspicuous manner clearly visible to the public.

Section (e) it is an exception to the application of this section that the property on which the license holder carries a handgun is owned or leased by a governmental entity and is not a premises or other place on which the license holder is prohibited from carrying the handgun under (Texas Penal Code) section 46.03 or 46.035.

(this is a summary of PC 30.06 as it pertains to this discussion and is not a complete duplicate of the statute).

Penal Code CH 46.03 Places Weapons Prohibited

A person commits an offense if the person intentionally, knowingly, or recklessly possesses or goes with a firearm, illegal knife, club, or prohibited weapon listed in Section 46.05(a):

- (3) on the premises of any government court or offices utilized by the court, unless pursuant to written regulations or written authorization of the court:

There is no requirement that there be a written (30.06) warning to apply this Section

(This is a summary of PC 46.03 as it pertains to this discussion and not a complete duplication of the statute).

Penal Code CH 46.035 Unlawful carrying of handgun by license holder

(c) A license holder commits an offense if the license holder intentionally, knowingly, or recklessly carries a handgun under the authority of Subchapter H, Chapter 411, Government Code, regardless of whether the handgun is concealed, at any meeting of a governmental entity.

(i) Subsections (b)(4), (b)(5), (b)(6), and (c) do not apply if the actor was not given effective notice under section 30.06.

SUMMARY

The City Council can direct staff to post a PC 30.06 warning so that license holders are prohibited from carrying concealed handguns at Wylie City Council meetings. The City Council can also choose to direct staff not to post a PC 30.06 Warning sign which effectively allows License Holders to carry concealed handguns at Wylie City Council Meetings.

Approved By		
Department Director	Initial JB	Date 02/15/2011
City Manager		2/17/11



Wylie City Council

AGENDA REPORT

Meeting Date: 02-22-2011
Department: CM
Prepared By: Jeff Butters
Date Prepared: 02-18-2011

Item Number: _____
Work Session
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: _____

Subject

Discussion planning for new Municipal Complex Grand Opening.

Recommendation

Discussion

Discussion by Council for new Municipal Complex Grand Opening. (City Council)

Approved By

Department Director
City Manager

Initial
JB

Date

02/18/2011

[Signature]

[Signature]